

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

42 Plover Way, Kinglake West Vic 3757

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$920,000 & \$950,000

Median sale price

Median price \$955,000 Property Type House Suburb Kinglake West

Period - From 01/01/2022 to 31/12/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Amlyn Ct KINGLAKE WEST 3757	\$960,000	18/11/2021
2	55 Marks Rd KINGLAKE WEST 3757	\$905,000	18/11/2022
3	23 Wallaby Way PHEASANT CREEK 3757	\$900,000	10/03/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/02/2023 15:33



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Property Type: House

Land Size: 21495 sqm approx

Agent Comments

Comparable Properties



5 Amlyn Ct KINGLAKE WEST 3757 (REI/VG)

Agent Comments

3 2 4

Price: \$960,000

Method: Private Sale

Date: 18/11/2021

Property Type: House

Land Size: 11236 sqm approx



55 Marks Rd KINGLAKE WEST 3757 (REI/VG)

Agent Comments

5 3 4

Price: \$905,000

Method: Private Sale

Date: 18/11/2022

Property Type: House

Land Size: 4101 sqm approx

23 Wallaby Way PHEASANT CREEK 3757 (VG)

Agent Comments

3 - -

Price: \$900,000

Method: Sale

Date: 10/03/2022

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20310 sqm approx