

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

30 Pine Ridge Road, Kinglake West Vic 3757

Indicative selling price

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

Range between

\$180,000

&

\$195,000

Median sale price

Median price

\$660,000

Property Type

Vacant land

Suburb

Kinglake West

Period - From

19/12/2021

to

18/12/2022

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 eighteen 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	50 Pine Ridge Rd KINGLAKE WEST 3757	\$190,000	30/06/2021
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

19/12/2022 10:00

30 Pine Ridge Road, Kinglake West Vic 3757

Integrity

William Verhagen

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Indicative Selling Price

\$180,000 - \$195,000

Median Land Price

19/12/2021 - 18/12/2022: \$660,000



Property Type: Land

Land Size: 1036 sqm approx

Agent Comments

Comparable Properties



**50 Pine Ridge Rd KINGLAKE WEST 3757
(REI/VG)**

Agent Comments



Price: \$190,000

Method: Private Sale

Date: 30/06/2021

Property Type: Land

Land Size: 876.90 sqm approx

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 eighteen months.

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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