

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 48 Pine Ridge Road, Kinglake West Vic 3757
Including suburb or locality and postcode

Indicative selling price

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

Single price \$250,000

Median sale price

Median price \$670,000

Property Type Vacant land

Suburb Kinglake West

Period - From 20/06/2023

to 19/06/2024

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	299 National Park Rd KINGLAKE WEST 3757	\$275,000	19/07/2023
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:

20/06/2024 12:36

48 Pine Ridge Road, Kinglake West Vic 3757

Integrity

William Verhagen

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Indicative Selling Price

\$250,000

Median Land Price

20/06/2023 - 19/06/2024: \$670,000



Property Type: Land

Land Size: 943 sqm approx

Agent Comments

Comparable Properties



299 National Park Rd KINGLAKE WEST 3757
(REI/VG)

Agent Comments



Price: \$275,000

Method: Private Sale

Date: 19/07/2023

Property Type: Land

Land Size: 2870 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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