Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	lot 3/70 Kings 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

Range between \$570,000 & \$590,000	Range between	\$570,000	&	\$590,000
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Median sale price

Median price	\$675,000	Pro	perty Type	House		Suburb	Kinglake West
Period - From	01/01/2020	to	31/12/2020		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

Add	dress of comparable property	Price	Date of sale
1	680 Denereaz Dr PHEASANT CREEK 3757	\$500,000	21/12/2019
2	625 Denereaz Dr PHEASANT CREEK 3757	\$471,000	29/11/2019
3	97 Pheasant Creek Rd PHEASANT CREEK 3757	\$450,000	12/11/2019

OR

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

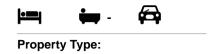
This Statement of Information was prepared on:	04/03/2021 18:02



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Indicative Selling Price \$570,000 - \$590,000 Median House Price Year ending December 2020: \$675,000



Comparable Properties

680 Denereaz Dr PHEASANT CREEK 3757 (REI/VG)

Agent Comments

(INEI/VO)





Price: \$500,000 Method: Private Sale Date: 21/12/2019 Property Type: Land

Land Size: 21246 sqm approx

Agent Comments



625 Denereaz Dr PHEASANT CREEK 3757

(REI/VG)

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Price: \$471,000 Method: Private Sale Date: 29/11/2019 Property Type: Land

Land Size: 20600 sqm approx

Agent Comments

97 Pheasant Creek Rd PHEASANT CREEK 3757 (REI/VG)

3/3/ (KEI/VG

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Price: \$450,000 Method: Private Sale Date: 12/11/2019 Property Type: Land (F

Property Type: Land (Rur) **Land Size:** 26927 sqm approx

Agent Comments

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



