

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

lot 3/70 Kings Road, Kinglake West Vic 3757

Indicative selling price

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

Range between \$570,000 & \$590,000

Median sale price

Median price \$675,000 Property 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	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 comparable properties 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

lot 3/70 Kings Road, Kinglake West Vic 3757

Jordyn Kruger

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Property Type:

Agent Comments

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



Price: \$500,000

Method: Private Sale

Date: 21/12/2019

Property Type: Land

Land Size: 21246 sqm approx



625 Denereaz Dr PHEASANT CREEK 3757 (REI/VG)

Agent Comments



Price: \$471,000

Method: Private Sale

Date: 29/11/2019

Property Type: Land

Land Size: 20600 sqm approx

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

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 12/11/2019

Property Type: Land (Rur)

Land Size: 26927 sqm approx

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