

# 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

95 Whittlesea-kinglake Road, Kinglake Vic 3763

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$99,000

### Median sale price

Median price

\$340,000

Property Type

Vacant land

Suburb

Kinglake

Period - From

12/04/2021

to

11/04/2022

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	14 Hill Rd KINGLAKE 3763	\$110,000	02/06/2021
2	1 Fairview Rd KINGLAKE 3763	\$88,000	08/10/2021
3	4 Fairview Rd KINGLAKE 3763	\$88,000	05/08/2021

**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:

12/04/2022 15:54

95 Whittlesea-kinglake Road, Kinglake Vic 3763

Jordyn Kruger

5786 2033

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**Indicative Selling Price**

\$99,000

**Median Land Price**

12/04/2021 - 11/04/2022: \$340,000



**Property Type:** Land

**Land Size:** 1215 sqm approx

**Agent Comments**

## Comparable Properties



**14 Hill Rd KINGLAKE 3763 (VG)**

**Agent Comments**



**Price:** \$110,000

**Method:** Sale

**Date:** 02/06/2021

**Property Type:** Land

**Land Size:** 1655 sqm approx

**1 Fairview Rd KINGLAKE 3763 (VG)**

**Agent Comments**



**Price:** \$88,000

**Method:** Sale

**Date:** 08/10/2021

**Property Type:** Land

**Land Size:** 1428 sqm approx



**4 Fairview Rd KINGLAKE 3763 (VG)**

**Agent Comments**



**Price:** \$88,000

**Method:** Sale

**Date:** 05/08/2021

**Property Type:** Land

**Land Size:** 2954 sqm approx

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



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