

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

14 Marks Road, Kinglake West Vic 3757

Indicative selling price

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

Range between \$690,000 & \$710,000

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	31 Watsons Rd KINGLAKE WEST 3757	\$770,000	12/11/2019
2	30 Marks Rd KINGLAKE WEST 3757	\$715,000	08/12/2020
3	119 Watsons Rd KINGLAKE WEST 3757	\$690,000	13/03/2020

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:

22/01/2021 16:30

14 Marks Road, Kinglake West Vic 3757

William Verhagen

03 5786 2033

0437 371 969

william@integrityrealestate.net.au

Indicative Selling Price

\$690,000 - \$710,000

Median House Price

Year ending December 2020: \$675,000



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4000 sqm approx

Agent Comments

Comparable Properties

31 Watsons Rd KINGLAKE WEST 3757 (VG)

Agent Comments



Price: \$770,000

Method: Sale

Date: 12/11/2019

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6100 sqm approx



30 Marks Rd KINGLAKE WEST 3757 (REI)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 08/12/2020

Rooms: 9

Property Type: House

Land Size: 5140 sqm approx



119 Watsons Rd KINGLAKE WEST 3757 (REI/VG)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 13/03/2020

Rooms: 7

Property Type: House

Land Size: 6035 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.