

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 37 Plover Way, 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 \$620,000 & \$660,000

Median sale price

Median price \$670,000 Property Type Vacant land Suburb Kinglake West

Period - From 11/06/2023 to 10/06/2024 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 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	174 Edenvale Cr KINGLAKE WEST 3757	\$705,000	25/07/2023
2	80 Kings Rd KINGLAKE WEST 3757	\$685,000	24/11/2023
3	34 Watsons Rd PHEASANT CREEK 3757	\$560,000	12/03/2024

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:

11/06/2024 11:09



Property Type: Land
Land Size: 43797 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$660,000
Median Land Price
11/06/2023 - 10/06/2024: \$670,000

Comparable Properties



174 Edenvale Cr KINGLAKE WEST 3757 (VG) **Agent Comments**



Price: \$705,000
Method: Sale
Date: 25/07/2023
Property Type: Hobby Farm < 20 ha
Land Size: 15100 sqm approx



80 Kings Rd KINGLAKE WEST 3757 (REI) **Agent Comments**



Price: \$685,000
Method: Private Sale
Date: 24/11/2023
Property Type: Land
Land Size: 20000 sqm approx



34 Watsons Rd PHEASANT CREEK 3757 (REI/VG) **Agent Comments**



Price: \$560,000
Method: Private Sale
Date: 12/03/2024
Property Type: Rural (All Types)
Land Size: 9928 sqm approx

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