## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 37 Plover Way, Kinglake West Vic 3757

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$620,000		&		\$660,000				
Median sale p	rice								
Median price	\$670,000	Pro	operty Type	Vac	ant land		Suburb	Kinglake West	
Period - From	11/06/2023	to	10/06/2024		So	urce	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.

Ado	dress 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



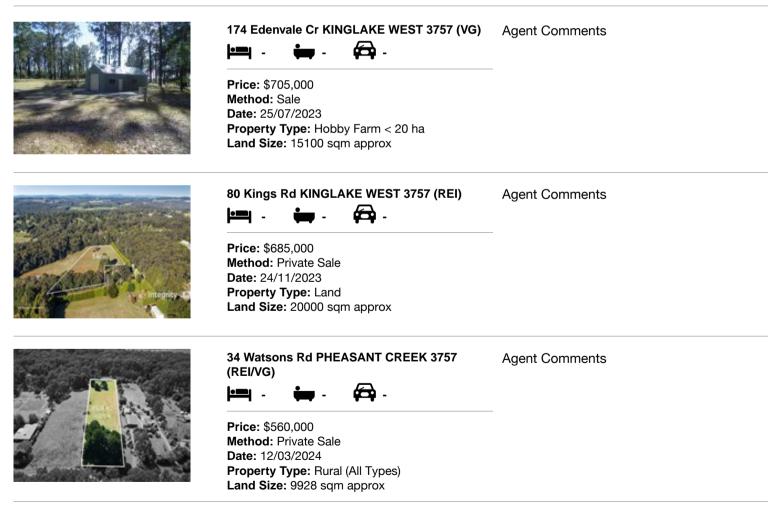






Property Type: Land Land Size: 43797 sqm approx Agent Comments Indicative Selling Price \$620,000 - \$660,000 Median Land Price 11/06/2023 - 10/06/2024: \$670,000

# **Comparable Properties**



#### Account - Barry Plant | P: (03) 9431 1243





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