

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 98 Kinglake-glenburn Road, Kinglake Vic 3763
Including suburb or locality and postcode

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$355,000 Property Type Vacant land Suburb Kinglake

Period - From 10/05/2023 to 09/05/2024 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	14 Outlook Rd KINGLAKE 3763	\$390,000	03/01/2024
2	1 Sims Rd KINGLAKE CENTRAL 3757	\$330,000	16/01/2023
3	4 Bower St KINGLAKE 3763	\$320,000	06/07/2023

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: 10/05/2024 10:06

Indicative Selling Price

\$300,000 - \$330,000

Median Land Price

10/05/2023 - 09/05/2024: \$355,000



Property Type: Land

Land Size: 2029 sqm approx

Agent Comments

Comparable Properties



14 Outlook Rd KINGLAKE 3763 (REI)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 03/01/2024

Property Type: Land (Res)

Land Size: 2079 sqm approx



1 Sims Rd KINGLAKE CENTRAL 3757 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 16/01/2023

Property Type: Land

Land Size: 4046.86 sqm approx



4 Bower St KINGLAKE 3763 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 06/07/2023

Property Type: Land

Land Size: 2083 sqm approx