

# 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

8a Lowe Street, Kangaroo Flat Vic 3555

### Indicative selling price

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

Single price \$265,000

### Median sale price

Median price \$250,000

Property Type Vacant land

Suburb Kangaroo Flat

Period - From 08/11/2022

to 07/11/2023

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	1/15 Poplar St GOLDEN SQUARE 3555	\$250,000	19/10/2022
2	27 Robert St KANGAROO FLAT 3555	\$250,000	06/12/2022
3	29 Elvey Dr KANGAROO FLAT 3555	\$260,000	24/02/2023

**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:

08/11/2023 14:34



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$265,000

**Median Land Price**

08/11/2022 - 07/11/2023: \$250,000

## Comparable Properties



**1/15 Poplar St GOLDEN SQUARE 3555  
(REI/VG)**

Agent Comments



**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 19/10/2022  
**Property Type:** Land  
**Land Size:** 605 sqm approx

**27 Robert St KANGAROO FLAT 3555 (VG)**

Agent Comments



**Price:** \$250,000  
**Method:** Sale  
**Date:** 06/12/2022  
**Property Type:** Land  
**Land Size:** 358 sqm approx

**29 Elvey Dr KANGAROO FLAT 3555 (VG)**

Agent Comments



**Price:** \$260,000  
**Method:** Sale  
**Date:** 24/02/2023  
**Property Type:** Land  
**Land Size:** 322 sqm approx

**Account - Dungey Carter Ketterer | P: 03 5440 5000**