

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

lot 1 Robert Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price \$169,950

Median sale price

Median price \$139,500

Property Type Vacant land

Suburb Kangaroo Flat

Period - From 18/02/2019

to 17/02/2020

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	20 Robert St KANGAROO FLAT 3555	\$175,000	02/12/2019
2	Lot 4/ Robert St KANGAROO FLAT 3555	\$172,000	17/12/2019
3	27 Kronk St GOLDEN SQUARE 3555	\$165,000	01/10/2018

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:

18/02/2020 08:32



Property Type:
Land Size: 501 sqm approx
Agent Comments

Indicative Selling Price
\$169,950
Median Land Price
18/02/2019 - 17/02/2020: \$139,500

Comparable Properties



20 Robert St KANGAROO FLAT 3555 (REI)

Agent Comments



Price: \$175,000
Method: Private Sale
Date: 02/12/2019
Property Type: Land
Land Size: 532 sqm approx



Lot 4/ Robert St KANGAROO FLAT 3555 (REI)

Agent Comments



Price: \$172,000
Method: Private Sale
Date: 17/12/2019
Property Type: Land
Land Size: 501 sqm approx

27 Kronk St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$165,000
Method: Sale
Date: 01/10/2018
Property Type: Land
Land Size: 468 sqm approx