

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 12 Crimson Court, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price \$149,500

Median sale price

Median price \$167,475

Property Type Vacant land

Suburb Kangaroo Flat

Period - From 21/08/2019

to 20/08/2020

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.

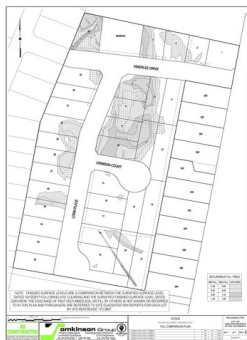
	Address of comparable property	Price	Date of sale
1	4 Crimson Ct KANGAROO FLAT 3555	\$150,000	21/11/2019
2	19 Loriini PI KANGAROO FLAT 3555	\$140,000	18/09/2019
3	6 Kingerlee Dr KANGAROO FLAT 3555	\$139,500	18/09/2019

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:

21/08/2020 13:07



Property Type:
Land Size: 793 sqm approx
Agent Comments

Indicative Selling Price
\$149,500
Median Land Price
21/08/2019 - 20/08/2020: \$167,475

Comparable Properties

4 Crimson Ct KANGAROO FLAT 3555 (REI)

Agent Comments



Price: \$150,000
Method: Private Sale
Date: 21/11/2019
Property Type: Land

19 Loriini PI KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$140,000
Method: Sale
Date: 18/09/2019
Property Type: Land
Land Size: 552 sqm approx

6 Kingerlee Dr KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$139,500
Method: Sale
Date: 18/09/2019
Property Type: Land
Land Size: 506 sqm approx