

# 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

14 Poorinda Crescent, 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)

Range between

\$699,000

&

\$729,000

### Median sale price

Median price

\$376,125

Property Type

House

Suburb

Kangaroo Flat

Period - From

01/07/2020

to

30/09/2020

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	37 McLachlan St GOLDEN SQUARE 3555	\$735,000	27/11/2019
2	14 Golden Heights Dr GOLDEN SQUARE 3555	\$725,000	09/12/2019
3	16 Poorinda Cr KANGAROO FLAT 3555	\$700,000	16/03/2020

**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:

14/11/2020 10:44



**Property Type:** Land  
**Land Size:** 1248 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$699,000 - \$729,000

**Median House Price**

September quarter 2020: \$376,125

## Comparable Properties



**37 McLachlan St GOLDEN SQUARE 3555**  
(REI/VG)

**Agent Comments**



**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 27/11/2019  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 1018 sqm approx



**14 Golden Heights Dr GOLDEN SQUARE 3555**  
(REI/VG)

**Agent Comments**



**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 09/12/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1001 sqm approx



**16 Poorinda Cr KANGAROO FLAT 3555**  
(REI/VG)

**Agent Comments**



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 16/03/2020  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1429 sqm approx