

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

65 Hammill Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price \$220,000

Median sale price

Median price \$136,250

Property Type Vacant land

Suburb Kangaroo Flat

Period - From 24/09/2018

to 23/09/2019

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	Connellys Rd MANDURANG 3551	\$225,000	23/08/2018
2	Callinan La MANDURANG SOUTH 3551	\$200,000	26/04/2018
3	lot 24 & Callinan La MANDURANG SOUTH 3551	\$200,000	11/04/2018

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:

24/09/2019 08:58



Property Type: Land
Land Size: 20770 sqm approx
Agent Comments

Indicative Selling Price

\$220,000

Median Land Price

24/09/2018 - 23/09/2019: \$136,250

Comparable Properties

Connellys Rd MANDURANG 3551 (VG)

Agent Comments



Price: \$225,000
Method: Sale
Date: 23/08/2018
Property Type: Hobby Farm < 20 ha
Land Size: 22096 sqm approx

Callinan La MANDURANG SOUTH 3551 (VG)

Agent Comments



Price: \$200,000
Method: Sale
Date: 26/04/2018
Property Type: Hobby Farm < 20 ha
Land Size: 49200 sqm approx



lot 24 & Callinan La MANDURANG SOUTH 3551 (REI)

Agent Comments



Price: \$200,000
Method: Private Sale
Date: 11/04/2018
Property Type: Rural (All Types)
Land Size: 17000 sqm approx