

# 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

Lot2/27 Robert Street, Kangaroo Flat Vic 3555

### Indicative selling price

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

Single price \$280,000

### Median sale price

Median price \$285,000

Property Type Vacant land

Suburb Kangaroo Flat

Period - From 25/10/2021

to 24/10/2022

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	14 Cannon La KANGAROO FLAT 3555	\$300,000	20/07/2021
2	1 Arilpa Ct KANGAROO FLAT 3555	\$297,500	27/08/2021
3	4 Symes St KANGAROO FLAT 3555	\$285,000	18/08/2022

**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:

25/10/2022 14:55



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$280,000

**Median Land Price**  
25/10/2021 - 24/10/2022: \$285,000

## Comparable Properties



**14 Cannon La KANGAROO FLAT 3555 (REI/VG)**

Agent Comments



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 20/07/2021  
**Property Type:** Land  
**Land Size:** 805 sqm approx



**1 Arilpa Ct KANGAROO FLAT 3555 (REI)**

Agent Comments



**Price:** \$297,500  
**Method:** Private Sale  
**Date:** 27/08/2021  
**Property Type:** Land  
**Land Size:** 822 sqm approx



**4 Symes St KANGAROO FLAT 3555 (REI/VG)**

Agent Comments



**Price:** \$285,000  
**Method:** Private Sale  
**Date:** 18/08/2022  
**Property Type:** Land  
**Land Size:** 365 sqm approx