

## 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

100 Hammill Street, 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)

Single price \$285,000

#### Median sale price

Median price \$313,750 House X Unit Suburb or locality Kangaroo Flat

Period - From 01/01/2019 to 31/03/2019 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 eighteen 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		
2		
3		

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 eighteen months.~~

100 Hammill Street, Kangaroo Flat Vic 3555



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**Rooms:**

**Property Type:** Land

**Land Size:** 32000 sqm approx

**Agent Comments**

Vacant land with planning permit for residential dwelling

**Indicative Selling Price**

\$285,000

**Median House Price**

March quarter 2019: \$313,750

## Comparable Properties

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 eighteen months.