

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 19 Clarcoll Crescent South, Kangaroo Flat Vic 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$125,000

or range between \$

&

\$

Median sale price

Median price

\$ N/A

Property type

Land

Suburb

Epsom

Period - From

to

Source

RPdata

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2) (b) of the Estate Agents Act 1980.

Comparable property sales

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
Lot 7 Clarcoll Crescent South, Kangaroo Flat Vic 3555	\$114,590	04/09/2018
Lot 18 Clarcoll Crescent South, Kangaroo Flat Vic 3555	\$118,000	11/12/2018
Lot 5 Clarcoll Crescent South, Kangaroo Flat Vic 3555	\$114,590	04/09/2018

This Statement of Information was prepared on: 18th July 2019