

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

41 Railway Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between

\$115,000

&

\$125,000

Median sale price

Median price

\$170,000

Property Type

Vacant land

Suburb

Kangaroo Flat

Period - From

26/11/2019

to

25/11/2020

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	75 Alder St KANGAROO FLAT 3555	\$120,000	07/02/2020
2	168a Aspinall St KANGAROO FLAT 3555	\$115,000	14/02/2020
3	168b Aspinall St KANGAROO FLAT 3555	\$115,000	20/08/2019

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:

26/11/2020 14:56



Property Type:
Agent Comments

Indicative Selling Price
\$115,000 - \$125,000
Median Land Price
26/11/2019 - 25/11/2020: \$170,000

Comparable Properties



75 Alder St KANGAROO FLAT 3555 (REI/VG) **Agent Comments**



Price: \$120,000
Method: Private Sale
Date: 07/02/2020
Property Type: Land
Land Size: 372 sqm approx



168a Aspinall St KANGAROO FLAT 3555 (REI/VG) **Agent Comments**



Price: \$115,000
Method: Private Sale
Date: 14/02/2020
Property Type: Land
Land Size: 337 sqm approx



168b Aspinall St KANGAROO FLAT 3555 (REI/VG) **Agent Comments**



Price: \$115,000
Method: Private Sale
Date: 20/08/2019
Property Type: Land
Land Size: 372 sqm approx