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

65 Hammill Street, Kangaroo Flat Vic 3555



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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)

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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)

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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)

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Agent Comments

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

Account - Dungey Carter Ketterer | P: 03 5440 5000

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.