

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

8a Lowe Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price

\$265,000

Median sale price

Median price

\$250,000

Property Type

Vacant land

Suburb

Kangaroo Flat

Period - From

08/11/2022

to

07/11/2023

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	1/15 Poplar St GOLDEN SQUARE 3555	\$250,000	19/10/2022
2	27 Robert St KANGAROO FLAT 3555	\$250,000	06/12/2022
3	29 Elvey Dr KANGAROO FLAT 3555	\$260,000	24/02/2023

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:

08/11/2023 14:34



Property Type:
Agent Comments

Indicative Selling Price

\$265,000

Median Land Price

08/11/2022 - 07/11/2023: \$250,000

Comparable Properties



**1/15 Poplar St GOLDEN SQUARE 3555
(REI/VG)**

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 19/10/2022
Property Type: Land
Land Size: 605 sqm approx

27 Robert St KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 06/12/2022
Property Type: Land
Land Size: 358 sqm approx

29 Elvey Dr KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$260,000
Method: Sale
Date: 24/02/2023
Property Type: Land
Land Size: 322 sqm approx

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