

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

80 Bourchiers Road, Kangaroo Ground Vic 3097

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price	<input type="text" value="\$2,400,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Kangaroo Ground"/>
Period - From	<input type="text" value="29/01/2025"/>	to	<input type="text" value="28/01/2026"/>	Source	<input type="text" value="Property Data"/>

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~These are the three properties sold within two kilometres of the property for sale in the last six 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 two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:



 4  3  6

**Property Type:** House  
**Land Size:** 83903 sqm approx

**Agent Comments**

additional studio 1: 2 beds 1 bath & gym additional studio 2: 1 bed

**Indicative Selling Price**

\$5,000,000 - \$5,500,000

**Median House Price**

29/01/2025 - 28/01/2026: \$2,400,000

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account - Barry Plant | P: 03 9842 8888**



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