

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 and
postcode

12 WALLABY AVENUE 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

or range
between

\$550,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,500

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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

6 PEACE STREET KANGAROO FLAT VIC 3555	\$400,000	04-Feb-21
17 WILLIAM DRIVE KANGAROO FLAT VIC 3555	\$181,000	30-Apr-07
81 LOCKWOOD ROAD KANGAROO FLAT VIC 3555	\$420,000	06-Apr-21

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: 29 March 2022



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**6 PEACE STREET KANGAROO
FLAT VIC 3555**

3 1 1

Sold Price

\$400,000

Sold Date

04-Feb-21

Distance

-



**17 WILLIAM DRIVE KANGAROO
FLAT VIC 3555**

4 1 1

Sold Price

\$181,000

Sold Date

30-Apr-07

Distance

-



**81 LOCKWOOD ROAD KANGAROO
FLAT VIC 3555**

3 1 2

Sold Price

\$420,000

Sold Date

06-Apr-21

Distance

0.03km



**22 BELLADONNA RISE KANGAROO
FLAT VIC 3555**

3 2 2

Sold Price

\$435,000

Sold Date

22-Jan-21

Distance

0.31km



**80 WESLEY STREET KANGAROO
FLAT VIC 3555**

4 1 2

Sold Price

\$405,000

Sold Date

11-Nov-20

Distance

-



**77 LOCKWOOD ROAD KANGAROO
FLAT VIC 3555**

3 1 2

Sold Price

^{RS} **\$520,000**

Sold Date

15-Mar-22

Distance

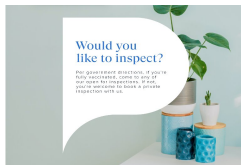
0.05km

RS = Recent sale

UN = Undisclosed Sale

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**7 WALLABY AVENUE KANGAROO
FLAT VIC 3555**

Sold Price

\$520,000

Sold Date

15-Nov-21



3



1



2

Distance

0.11km



**15 LOCKWOOD MEWS KANGAROO
FLAT VIC 3555**

Sold Price

^{RS} **\$515,000** ^{UN}

Sold Date

14-Feb-22



3



1



1

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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