

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

27 ELVEY DRIVE 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

\$585,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,250

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Feb 2024

to

31 Jan 2025

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

52 ELVEY DRIVE KANGAROO FLAT VIC 3555	\$575,000	15-Feb-24
53 BARNETT DRIVE KANGAROO FLAT VIC 3555	\$600,500	26-Feb-24
10 MINERS REST KANGAROO FLAT VIC 3555	\$595,000	02-Jul-24

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: 10 February 2025

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52 ELVEY DRIVE KANGAROO FLAT Sold Price **\$575,000** Sold Date **15-Feb-24**
VIC 3555
 🛏️ 3 🚿 2 🚗 2 Distance **0.13km**



53 BARNETT DRIVE KANGAROO Sold Price **\$600,500** Sold Date **26-Feb-24**
FLAT VIC 3555
 🛏️ 3 🚿 2 🚗 2 Distance **0.18km**



10 MINERS REST KANGAROO FLAT Sold Price **\$595,000** Sold Date **02-Jul-24**
VIC 3555
 🛏️ 3 🚿 2 🚗 2 Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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