

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

11 Alder Street 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Oct 2019

to

30 Sep 2020

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

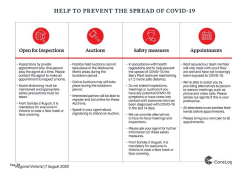
Date of sale

15 Alder Street Kangaroo Flat VIC 3555	\$402,500	07-Sep-20
39 Short Street Kangaroo Flat VIC 3555	\$357,500	12-Sep-20
132 Panton Street Golden Square VIC 3555	\$350,000	01-Jul-20

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: 20 October 2020



15 Alder Street Kangaroo Flat VIC 3555

Sold Price

^{RS}
\$402,500

Sold Date

07-Sep-20
 3

 1

 1

Distance

0.04km


39 Short Street Kangaroo Flat VIC 3555

Sold Price

\$357,500

Sold Date

12-Sep-20
 3

 1

 3

Distance

0.53km


132 Pantom Street Golden Square VIC 3555

Sold Price

\$350,000

Sold Date

01-Jul-20
 3

 1

 1

Distance

0.56km
RS = Recent sale

UN = Undisclosed Sale

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