

# 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

62 High Street, Kangaroo Flat Vic 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$459,000

### Median sale price

Median price

\$346,500

Property Type

House

Suburb

Kangaroo Flat

Period - From

01/07/2019

to

30/06/2020

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	214 Barnard St BENDIGO 3550	\$460,000	03/05/2019
2	75 King St BENDIGO 3550	\$425,000	04/10/2019
3	201 Carpenter St QUARRY HILL 3550	\$405,000	30/09/2019

**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:

07/10/2020 16:31



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$459,000  
**Median House Price**  
Year ending June 2020: \$346,500

## Comparable Properties



**214 Barnard St BENDIGO 3550 (REI/VG)**

Agent Comments



**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 03/05/2019  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 639 sqm approx



**75 King St BENDIGO 3550 (REI)**

Agent Comments



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 04/10/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 425 sqm approx



**201 Carpenter St QUARRY HILL 3550 (VG)**

Agent Comments



**Price:** \$405,000  
**Method:** Sale  
**Date:** 30/09/2019  
**Property Type:** House (Res)  
**Land Size:** 644 sqm approx