

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

14 Irrabella Place 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Sep 2020

to

31 Aug 2021

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

12 Bronze Drive Kangaroo Flat VIC 3555	\$590,000	03-Sep-21
15 Grantham Terrace Kangaroo Flat VIC 3555	\$590,000	30-Jun-21
3 Soldatos Drive Golden Square VIC 3555	\$620,000	10-Aug-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: 15 September 2021

**Real Estate**

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**12 Bronze Drive Kangaroo Flat VIC 3555**

Sold Price

^{RS} **\$590,000**

Sold Date

03-Sep-21

3
 2
 2

Distance

3.41km**15 Grantham Terrace Kangaroo Flat VIC 3555**

Sold Price

\$590,000

Sold Date

30-Jun-21

4
 2
 2

Distance

1.41km**3 Soldatos Drive Golden Square VIC 3555**

Sold Price

^{RS} **\$620,000**

Sold Date

10-Aug-21

4
 2
 2

Distance

4.3km**14 Futura Avenue Golden Square VIC 3555**

Sold Price

\$622,500

Sold Date

18-May-21

3
 2
 2

Distance

4.24km**9 James Court Kangaroo Flat VIC 3555**

Sold Price

\$625,000

Sold Date

17-May-21

4
 2
 3

Distance

2.26km**RS** = Recent sale**UN** = Undisclosed Sale

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