

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

6 Morrison Street, Kangaroo Flat Vic 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$339,000

Median sale price

Median price \$357,500

Property Type House

Suburb Kangaroo Flat

Period - From 29/10/2019

to 28/10/2020

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	17 Hope St KANGAROO FLAT 3555	\$330,000	31/07/2020
2	2 Menzies Ct KANGAROO FLAT 3555	\$325,000	22/05/2020
3	11 Morrison St KANGAROO FLAT 3555	\$315,000	22/05/2020

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:

29/10/2020 07:52



3 1 1

Property Type: House
Land Size: 750 approx. sqm approx
Agent Comments
Updated Kitchen and Bathroom

Indicative Selling Price
\$339,000

Median House Price
29/10/2019 - 28/10/2020: \$357,500

Comparable Properties



17 Hope St KANGAROO FLAT 3555 (REI)

Agent Comments

3 1 2

Price: \$330,000
Method: Private Sale
Date: 31/07/2020
Rooms: 4
Property Type: House
Land Size: 973 sqm approx



2 Menzies Ct KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

3 1 2

Price: \$325,000
Method: Private Sale
Date: 22/05/2020
Rooms: 5
Property Type: House
Land Size: 586 sqm approx



11 Morrison St KANGAROO FLAT 3555 (VG)

Agent Comments

3 - -

Price: \$315,000
Method: Sale
Date: 22/05/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 776 sqm approx