

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

18 Sundew 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)

Range between \$395,000 & \$425,000

Median sale price

Median price

\$360,000

Property type

House

Suburb

Kangaroo Flat

Period - From

2nd September 2019

to

2nd September 2020

Source

Realestate.com.au

Comparable property sales

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

2 Cobb Court, Kangaroo Flat Vic 3555	\$400,000	29/01/2020
10 Cobb Court, Kangaroo Flat Vic 3555	\$410,000	23/06/2020
16 St George Park Drive, Kangaroo Flat Vic 3555	\$402,000	23/04/2020

This Statement of Information was prepared on: 29th September 2020