

## 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

2 EDWARDS COURT KANGAROO FLAT VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$295,000

&

\$325,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Other

Suburb

Kangaroo Flat

Period-from

01 Sep 2023

to

31 Aug 2024

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

7 CHIFLEY AVENUE KANGAROO FLAT VIC 3555	\$450,000	19-Jun-24
1 MORRISON STREET KANGAROO FLAT VIC 3555	\$400,000	30-Aug-24
52 HELM STREET KANGAROO FLAT VIC 3555	\$400,000	13-Jun-24

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: 25 September 2024



**GAVIN BUTLER**  
REAL ESTATE

Gavin Butler

M 0427887766

E sales@gavinbutler.com.au



**7 CHIFLEY AVENUE KANGAROO  
FLAT VIC 3555**

3 1 1

Sold Price

**\$450,000**

Sold Date

**19-Jun-24**

Distance

**0.59km**



**1 MORRISON STREET KANGAROO  
FLAT VIC 3555**

3 1 1

Sold Price

<sup>RS</sup> **\$400,000**

Sold Date

**30-Aug-24**

Distance

**0.68km**



**52 HELM STREET KANGAROO  
FLAT VIC 3555**

3 1 1

Sold Price

**\$400,000**

Sold Date

**13-Jun-24**

Distance

**0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.