

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

13 OSBORN AVENUE 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,750

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Aug 2023

to

31 Jul 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

3 LINDSAY STREET KANGAROO FLAT VIC 3555	\$532,500	24-Jul-24
9 BENJAMIN STREET KANGAROO FLAT VIC 3555	\$532,000	26-Jul-24
211B ALLINGHAM STREET KANGAROO FLAT VIC 3555	\$545,000	20-Nov-23

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: 31 August 2024

Gavin Butler

M 0427887766

E sales@gavinbutler.com.au


**3 LINDSAY STREET KANGAROO
FLAT VIC 3555**
 3  2  3

Sold Price

^{RS}
\$532,500

Sold Date

24-Jul-24

Distance

0.28km

**9 BENJAMIN STREET KANGAROO
FLAT VIC 3555**
 3  2  2

Sold Price

^{RS}
\$532,000

Sold Date

26-Jul-24

Distance

0.51km

**211B ALLINGHAM STREET
KANGAROO FLAT VIC 3555**
 4  2  2

Sold Price

\$545,000

Sold Date

20-Nov-23

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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