Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address	2/86 High Street, Kangaroo Flat Vic 3555	
Including suburb or		

Including suburb or locality and postcode 2/86 High Street, Kangaroo F

Indicative selling price

Property offered for sale

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

Single price \$225,000

Median sale price

Median price \$338,000	Property Type House	Suburl	Kangaroo Flat
Period - From 01/04/2019	to 30/06/2019	Source REIV	real Control of the

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	3/97b Panton St GOLDEN SQUARE 3555	\$230,000	03/06/2019
2	1/86 High St KANGAROO FLAT 3555	\$215,000	16/08/2019
3	2/5704 Calder Hwy KANGAROO FLAT 3555	\$210,000	06/02/2019

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.

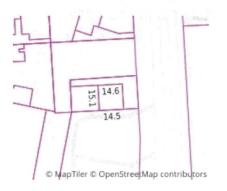
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This Statement of Information was prepared on:	11/10/2019 14:58





Kaye Lazenby CEA (REIV) 0407 843 167 kave@dck.com.au

Indicative Selling Price \$225,000 Median House Price June quarter 2019: \$338,000



Property Type: Strata Unit/Flat Agent Comments

Comparable Properties



3/97b Panton St GOLDEN SQUARE 3555 (VG)

2

Price: \$230,000 Method: Sale Date: 03/06/2019

Property Type: Strata Unit/Flat



1/86 High St KANGAROO FLAT 3555 (REI/VG) Agent Comments

2

Price: \$215,000 Method: Private Sale Date: 16/08/2019 Property Type: Unit



2/5704 Calder Hwy KANGAROO FLAT 3555

(VG)

2

Price: \$210,000 Method: Sale Date: 06/02/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



