

## 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

3 Barnett Drive, Kangaroo Flat Vic 3555

### Indicative selling price

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

Single price

\$

Range between

\$495,000

&

\$540,000

### Median sale price

Median price

\$475,000

Property type

House

Suburb

Kangaroo Flat

Period - From

3<sup>rd</sup> May 2020

to

3<sup>rd</sup> May 2021

Source

Realestate.com.au

### Comparable property sales

**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
40 Barnett Drive, Kanagroo Flat	\$550,000	04.05.2021
12 Furness St, Kangaroo Flat	\$500,000	01.12.2020
4 Medika Ave, Kangaroo Flat	\$557,500	01.09.2020

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:

17<sup>th</sup> May 2021