

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

4/44 Neil Street, 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

\$500,000

\$525,000

Median sale price

Median price

\$407,500

Property type

Unit

Suburb

Kangaroo Flat

Period - From

1st February 2022

to

31st January 2023

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
1/39 Helm Street, Kangaroo Flat	\$487,500	14 th January 2023
3/41 Helm Street, Kangaroo Flat	\$421,500	7 th December 2022
5/18 Lowe Street, Kangaroo Flat	\$410,000	14 th October 2022

This Statement of Information was prepared on:

9th February 2023