

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

319 MACKENZIE STREET W, 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)

Price Range:

\$400,000 to \$440,000

### Median sale price

Median price

\$405,000

Property type

House

Suburb

KANGAROO FLAT

Period

01 October 2020 to 31 December 2020

Source

pricfinder

### 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

12 BOND ST, GOLDEN SQUARE, VIC 3555	*\$415,000	16/02/2021
35 SHORT ST, KANGAROO FLAT, VIC 3555	\$410,000	04/11/2020
2 MAGAZINE BVD, GOLDEN SQUARE, VIC 3555	\$425,000	26/11/2020

This Statement of Information was prepared on:

09/03/2021