

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

13 Longmore Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$410,000 & \$440,000

Median sale price

Median price \$556,000 Property Type House Suburb Kangaroo Flat

Period - From 01/07/2022 to 30/09/2022 Source REIV

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	1 Ford St KANGAROO FLAT 3555	\$452,500	09/12/2021
2	50 Lockwood Rd KANGAROO FLAT 3555	\$440,000	11/05/2022
3	15 Longmore St KANGAROO FLAT 3555	\$420,000	29/10/2021

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:

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Property Type:
Agent Comments

Indicative Selling Price
\$410,000 - \$440,000
Median House Price
September quarter 2022: \$556,000

Comparable Properties



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



Price: \$452,500
Method: Private Sale
Date: 09/12/2021
Property Type: House
Land Size: 601 sqm approx



50 Lockwood Rd KANGAROO FLAT 3555 (VG) Agent Comments



Price: \$440,000
Method: Sale
Date: 11/05/2022
Property Type: House (Res)
Land Size: 903 sqm approx



15 Longmore St KANGAROO FLAT 3555 (REI/VG) Agent Comments



Price: \$420,000
Method: Private Sale
Date: 29/10/2021
Property Type: House (Res)
Land Size: 1108 sqm approx

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