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	13 Longmore Street, Kangaroo Flat Vic 3555
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$410,000	&	\$440,000
Trainge between	Ψ+10,000	α	Ψ++0,000

Median sale price

Median price	\$556,000	Pro	perty 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

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 comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	14/12/2022 13:48





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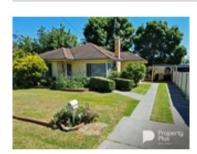




Indicative Selling Price \$410,000 - \$440,000 **Median House Price** September quarter 2022: \$556,000

Property Type: Agent Comments

Comparable Properties



1 Ford St KANGAROO FLAT 3555 (REI/VG)

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



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)

-2

Price: \$420,000 Method: Private Sale Date: 29/10/2021

Property Type: House (Res) Land Size: 1108 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



