

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 and
postcode

245 ALLINGHAM 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)

Single Price

or range
between

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$388,750

Property type

Unit

Suburb

Kangaroo Flat

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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

30 ELIZABETH STREET KANGAROO FLAT VIC 3555	\$515,000	11-Sep-21
2 HOWELL CRESCENT KANGAROO FLAT VIC 3555	\$490,000	11-Nov-21
27 BROWNING STREET KANGAROO FLAT VIC 3555	\$500,000	28-Jul-22

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: 09 December 2022

Melinda Goggin
P 5442 1422
M 0438 021 807
E melindag@goggin.com.au



**30 ELIZABETH STREET
KANGAROO FLAT VIC 3555**

3 2 2

Sold Price **\$515,000** Sold Date **11-Sep-21**

Distance **1.32km**



**2 HOWELL CRESCENT KANGAROO
FLAT VIC 3555**

3 2 2

Sold Price **\$490,000** Sold Date **11-Nov-21**

Distance **1.98km**



**27 BROWNING STREET
KANGAROO FLAT VIC 3555**

3 2 2

Sold Price **\$500,000** Sold Date **28-Jul-22**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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