Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale						
EVERLASTING RISE KANGAROO FLAT VIC 3555						
	c.gov.au	ı/underquot	ing (*E	Delete single pri	ce or range	as applicable)
\$379,000		or range between			&	
Median sale price (*Delete house or unit as applicable)						
\$392,500	Property type			Unit	Suburb	Kangaroo Flat
01 Nov 2023	to	to 31 Oct 2024		Source	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						
	\$379,000 \$379,000 pplicable) \$392,500 01 Nov 2023 sales (*Delete A	EVERLASTING RISE ce see consumer.vic.gov.au \$379,000 pplicable) \$392,500 Prop 01 Nov 2023 to sales (*Delete A or B be properties sold within five nt's representative consider	EVERLASTING RISE KANGAR ce see consumer.vic.gov.au/underquot \$379,000 pplicable) \$392,500 Property type 01 Nov 2023 to 31 Oct 2 sales (*Delete A or B below as a properties sold within five kilometres on the representative considers to be mo	EVERLASTING RISE KANGAROO F ce see consumer.vic.gov.au/underquoting (*E \$379,000 or range between pplicable) \$392,500 Property type 01 Nov 2023 to 31 Oct 2024 sales (*Delete A or B below as application of the properties sold within five kilometres of the part's representative considers to be most comparison.	EVERLASTING RISE KANGAROO FLAT VIC 3555 ce see consumer.vic.gov.au/underquoting (*Delete single price sare sare consumer.vic.gov.au/underquoting (*Delete single price sare sare) \$379,000	EVERLASTING RISE KANGAROO FLAT VIC 3555 ce see consumer.vic.gov.au/underquoting (*Delete single price or range \$379,000 or range between & pplicable) \$392,500 Property type Unit Suburb 01 Nov 2023 to 31 Oct 2024 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale in the last ort's representative considers to be most comparable to the property for

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: 14 November 2024



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