

# 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

10 Odea Cres, Kangaroo Flat, Vic 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

range between

\$575,000

&

\$595,000

### Median sale price

Median price

\$524,250

Property type

House

Suburb

Kangaroo Flat

Period - From

01/08/2023

to

31/07/2024

Source



PropTrack

### 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 eighteen 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
2 Martin Court, Kangaroo Flat, VIC 3555	\$575,000	29/04/2024
244 Mackenzie Street West, Kangaroo Flat, VIC 3555	\$590,000	13/05/2024
136 Olympic Parade, Golden Square, VIC 3555	\$595,000	16/09/2023

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 eighteen months.

This Statement of Information was prepared on: 30/08/2024