

# 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

8 Tununga Circuit, 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)

Single price \$695,000

### Median sale price

Median price \$505,000

Property Type House

Suburb Kangaroo Flat

Period - From 01/10/2022

to 30/09/2023

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	48 Futura Av GOLDEN SQUARE 3555	\$720,000	16/10/2023
2	83 Norelle Cr GOLDEN SQUARE 3555	\$705,000	14/10/2023
3	12 Everlasting Rise KANGAROO FLAT 3555	\$695,000	28/11/2023

**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 18 months.~~

This Statement of Information was prepared on:

02/01/2024 09:52



4 2 2

**Property Type:** House  
**Land Size:** 563 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$695,000

**Median House Price**

Year ending September 2023: \$505,000

## Comparable Properties



**48 Futura Av GOLDEN SQUARE 3555 (REI/VG)** **Agent Comments**

4 2 4

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 16/10/2023  
**Property Type:** House  
**Land Size:** 829 sqm approx



**83 Norelle Cr GOLDEN SQUARE 3555 (REI)** **Agent Comments**

3 2 3

**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 14/10/2023  
**Property Type:** House  
**Land Size:** 576 sqm approx



**12 Everlasting Rise KANGAROO FLAT 3555 (REI)** **Agent Comments**

4 2 2

**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 28/11/2023  
**Property Type:** House  
**Land Size:** 757 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000