Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2 Howell Crescent, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$450,000 & \$480,000	Range between	\$450,000	&	\$480,000
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Median sale price

Median price	\$435,000	Pro	perty Type	House		Suburb	Kangaroo Flat
Period - From	18/10/2020	to	17/10/2021		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

Add	dress of comparable property	Price	Date of sale
1	4 Bay St GOLDEN SQUARE 3555	\$489,000	24/02/2021
2	194 Mackenzie St.W GOLDEN SQUARE 3555	\$489,000	19/04/2021
3	31 Morrison St KANGAROO FLAT 3555	\$487,500	24/08/2021

OR

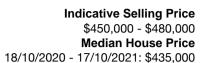
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	18/10/2021 11:46





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Rooms: 7

Property Type: House Land Size: 778 sqm approx

Agent Comments

Comparable Properties



4 Bay St GOLDEN SQUARE 3555 (REI/VG)



Price: \$489,000 Method: Private Sale Date: 24/02/2021 Property Type: House Land Size: 950 sqm approx **Agent Comments**



194 Mackenzie St.W GOLDEN SQUARE 3555

(REI)





Price: \$489.000 Method: Private Sale Date: 19/04/2021 Property Type: House Land Size: 443 sqm approx Agent Comments

Agent Comments



31 Morrison St KANGAROO FLAT 3555 (VG)

Price: \$487,500 Method: Sale Date: 24/08/2021

Property Type: House (Previously Occupied -

Detached)

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Land Size: 588 sqm approx





Account - Dungey Carter Ketterer | P: 03 5440 5000

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