

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

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

Median sale price

Median price

\$435,000

Property 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	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 comparable properties 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



3 2 2

Rooms: 7
Property Type: House
Land Size: 778 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median House Price
18/10/2020 - 17/10/2021: \$435,000

Comparable Properties



4 Bay St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 4

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



194 Mackenzie St.W GOLDEN SQUARE 3555 (REI)

Agent Comments

3 2 2

Price: \$489,000
Method: Private Sale
Date: 19/04/2021
Property Type: House
Land Size: 443 sqm approx



31 Morrison St KANGAROO FLAT 3555 (VG)

Agent Comments

3 - -

Price: \$487,500
Method: Sale
Date: 24/08/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 588 sqm approx