

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

35 John Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$469,000 & \$489,000

Median sale price

Median price \$410,000

Property Type House

Suburb Kangaroo Flat

Period - From 01/10/2020

to 31/12/2020

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	24 Austin Ct KANGAROO FLAT 3555	\$485,000	23/10/2020
2	4 Alma Ct KANGAROO FLAT 3555	\$485,000	05/11/2020
3	3 Taplan Ct GOLDEN SQUARE 3555	\$470,055	13/05/2020

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:

23/02/2021 13:27



Property Type: House (Res)

Land Size: 688 sqm approx

Agent Comments

Indicative Selling Price

\$469,000 - \$489,000

Median House Price

December quarter 2020: \$410,000

Comparable Properties



24 Austin Ct KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$485,000

Method: Sale

Date: 23/10/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 729 sqm approx



4 Alma Ct KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$485,000

Method: Sale

Date: 05/11/2020

Property Type: House (Res)

Land Size: 1195 sqm approx



3 Taplan Ct GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$470,055

Method: Sale

Date: 13/05/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 1017 sqm approx