

# 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

12 Alpina Place, Kangaroo Flat Vic 3555
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$620,000 & \$635,000

### Median sale price

Median price

510,000

Property type

House

Suburb

Kangaroo Flat

Period - From

May 2023

to

April 2024

Source

Realestate.com.au

### Comparable property sales

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
10 Irontree Close Kangaroo Flat Vic 3555	\$630,000	17 <sup>th</sup> June 2024
6 Alpina Place, Kangaroo Flat Vic 3555	\$619,000	10 <sup>th</sup> Feb 2024
12 St George Park Drive, Kangaroo Flat Vic 3555	\$640,000	16 <sup>th</sup> April 2024

This Statement of Information was prepared on: 26<sup>th</sup> November 2024