

# 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

4 Odea Crescent, Kangaroo Flat Vic 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$550,000

### Median sale price

Median price \$380,000

Property Type House

Suburb Kangaroo Flat

Period - From 01/04/2020

to 31/03/2021

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 Timbarra Dr GOLDEN SQUARE 3555	\$545,000	03/05/2021
2	7 Giudice St KANGAROO FLAT 3555	\$545,000	14/12/2020
3	6 Guy Ct KANGAROO FLAT 3555	\$543,000	09/03/2021

**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:

13/05/2021 13:30



3 2 3

**Property Type:** House  
**Land Size:** 800 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$550,000  
**Median House Price**  
Year ending March 2021: \$380,000

## Comparable Properties



4 Timbarra Dr GOLDEN SQUARE 3555 (REI)

**Agent Comments**

3 1 2

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 03/05/2021  
**Property Type:** House  
**Land Size:** 843 sqm approx



7 Giudice St KANGAROO FLAT 3555 (REI/VG)

**Agent Comments**

4 2 4

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 14/12/2020  
**Property Type:** House  
**Land Size:** 995 sqm approx



6 Guy Ct KANGAROO FLAT 3555 (REI/VG)

**Agent Comments**

3 2 4

**Price:** \$543,000  
**Method:** Private Sale  
**Date:** 09/03/2021  
**Property Type:** House  
**Land Size:** 824 sqm approx