## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

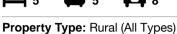
Prope	rty offer	ed for s	sale								
Address Including suburb and postcode			329 Wedge Tail Court, Kangaroo Ground Vic 3097								
Indicative selling price											
For the	meaning	of this p	orice see	con	sumer.vic.go	ov.au/ເ	underquo	ting			
Range between \$3,50			0,000		&	\$3,700,000		000			
Media	n sale p	rice									
Med	lian price	\$2,750,	000	Pr	operty Type	Hous	е		Suburb	Kangaroo G	round
Perio	d - From	26/10/2	021	to	25/10/2022	2	So	ource	REIV		
Comp	arable p	roperty	sales	(*De	lete A or B	belo	w as ap	plica	ble)		
A* These are the three properties sold within two kilometres of the property for sale in the last six- months that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Address of comparable property									Р	rice	Date of sale
1											
2											
3											
OR											
В*	The estate agent or agent's representative reasonably believes that fewer than three compara properties were sold within two kilometres of the property for sale in the last six months.										•
This Statement of Information was prepared on:								on:	26/10/2022 09:31		











Land Size: 80937 sqm approx

**Agent Comments** 

Indicative Selling Price \$3,500,000 - \$3,700,000 Median House Price 26/10/2021 - 25/10/2022: \$2,750,000

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Hoskins | P: 98747677, 9722 9755



