

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

2/79 Lockwood Road, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$290,000 & \$310,000

Median sale price

Median price \$300,500

Property Type Unit

Suburb Kangaroo Flat

Period - From 30/03/2020

to 29/03/2021

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	1/82 High St KANGAROO FLAT 3555	\$305,000	26/10/2020
2	3/5704 Calder Hwy KANGAROO FLAT 3555	\$295,000	04/12/2020
3	3/23 Alexander St KANGAROO FLAT 3555	\$286,000	12/12/2019

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:

30/03/2021 15:52

2/79 Lockwood Road, Kangaroo Flat Vic 3555



Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



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Property Type: Townhouse
(Single)
Land Size: 540 sqm approx
Agent Comments

Indicative Selling Price
\$290,000 - \$310,000
Median Unit Price
30/03/2020 - 29/03/2021: \$300,500

Comparable Properties



1/82 High St KANGAROO FLAT 3555 (VG)

Agent Comments

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Price: \$305,000
Method: Sale
Date: 26/10/2020
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



3/5704 Calder Hwy KANGAROO FLAT 3555 (VG)

Agent Comments

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Price: \$295,000
Method: Sale
Date: 04/12/2020
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



3/23 Alexander St KANGAROO FLAT 3555 (VG) **Agent Comments**

- - -

Price: \$286,000
Method: Sale
Date: 12/12/2019
Property Type: Flat/Unit/Apartment (Res)

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.