

# 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

45 John Street, 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 \$495,000 & \$525,000

### Median sale price

Median price \$520,000

Property Type House

Suburb Kangaroo Flat

Period - From 01/10/2021

to 30/09/2022

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	50 Mockridge Dr KANGAROO FLAT 3555	\$550,000	29/08/2022
2	27 John St KANGAROO FLAT 3555	\$520,000	09/12/2021
3	4 Liepoldt Rise GOLDEN SQUARE 3555	\$517,500	06/12/2022

**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:

16/12/2022 12:24



3 1 2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 691.075 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**

\$495,000 - \$525,000

**Median House Price**

Year ending September 2022: \$520,000

## Comparable Properties



**50 Mockridge Dr KANGAROO FLAT 3555 (REI/VG)**

[Agent Comments](#)

3 1 4

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 29/08/2022  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**27 John St KANGAROO FLAT 3555 (REI/VG)**

[Agent Comments](#)

3 1 2

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 09/12/2021  
**Property Type:** House  
**Land Size:** 840 sqm approx



**4 Liepoldt Rise GOLDEN SQUARE 3555 (REI)**

[Agent Comments](#)

3 1 2

**Price:** \$517,500  
**Method:** Private Sale  
**Date:** 06/12/2022  
**Property Type:** House