Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	45 John Street, Kangaroo Flat Vic 3555
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$495,000	&	\$525,000
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Median sale price

Median price	\$520,000	Pro	perty 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

Add	dress 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

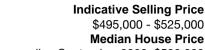
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	16/12/2022 12:24





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Year ending September 2022: \$520,000



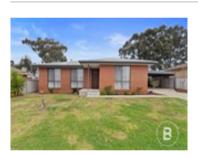
Rooms: 5

Property Type: House

Land Size: 691.075 sqm approx

Agent Comments

Comparable Properties



50 Mockridge Dr KANGAROO FLAT 3555

(REI/VG)

-3

Price: \$550,000 Method: Private Sale Date: 29/08/2022

Property Type: House (Res) Land Size: 700 sqm approx

Agent Comments



27 John St KANGAROO FLAT 3555 (REI/VG)

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

Agent Comments



4 Liepoldt Rise GOLDEN SQUARE 3555 (REI)

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

Account - Dungey Carter Ketterer | P: 03 5440 5000



