

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)

26 Needlewood Drive, Kangaroo Flat VIC 3555

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$640,000 & \$670,000

Median sale price

Property Type: House

Suburb: Kangaroo Flat

Period – From: July 2020

to: June 2021

Median Price: \$ 388,500

Source: Corelogic

Comparable Property Sales

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
94 Queen Street, Kangaroo Flat VIC 3555	\$725,000	14/02/2021
58 Queen Street, Kangaroo Flat VIC 3555	\$620,000	17/02/2021
3 Gemini Court, Golden Square VIC 3555	\$680,000	05/03/2021

This statement of Information was prepared on: 20/07/2021