

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 31 Alexander Street, Kangaroo Flat Vic 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$365,000 & \$385,000

Median sale price

Median price \$530,000 Property type *House* Suburb Kangaroo Flat
Period - From December, 2023 to November, 2024 Source Realestate.com.au

Comparable property sales

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
12 Neil Street, Kangaroo Flat, Vic 3555	\$418,595	27 th March, 2024
32 Wesley Street, Kangaroo Flat, Vic 3555	\$441,200	18 th March, 2024
29 Crusoe Road, Kangaroo Flat Vic 3555	\$355,000	1 st March, 2024

This Statement of Information was prepared on: 03.12.2024