

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 92 Kangaroo Ground-warrandyte Road, Kangaroo Ground Vic 3097

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,280,000

### Median sale price

Median price \$1,745,000

Property Type House

Suburb Kangaroo Ground

Period - From 01/07/2020

to 30/06/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	23 Boyd St NORTH WARRANDYTE 3113	\$1,510,000	25/09/2021
2	33 Aton St NORTH WARRANDYTE 3113	\$1,250,000	26/06/2021
3	95 Kangaroo Ground Warrandyte Rd NORTH WARRANDYTE 3113	\$1,105,000	28/05/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/10/2021 11:14



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**Property Type:** Hobby Farm < 20  
ha (Rur)  
**Land Size:** 4056 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,280,000

**Median House Price**

Year ending June 2021: \$1,745,000

## Comparable Properties



**23 Boyd St NORTH WARRANDYTE 3113 (REI)**   **Agent Comments**

4   3   2

**Price:** \$1,510,000  
**Method:** Private Sale  
**Date:** 25/09/2021  
**Property Type:** House  
**Land Size:** 6433 sqm approx



**33 Aton St NORTH WARRANDYTE 3113  
(REI/VG)**   **Agent Comments**

4   2   2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 26/06/2021  
**Property Type:** House  
**Land Size:** 3550 sqm approx

**95 Kangaroo Ground Warrandyte Rd NORTH  
WARRANDYTE 3113 (VG)**   **Agent Comments**

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**Price:** \$1,105,000  
**Method:** Sale  
**Date:** 28/05/2021  
**Property Type:** House (Previously Occupied -  
Detached)  
**Land Size:** 2204 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192