

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

7 View Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price

\$419,000

Median sale price

Median price

\$515,000

Property Type

House

Suburb

Kangaroo Flat

Period - From

07/08/2022

to

06/08/2023

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	19 Bay St GOLDEN SQUARE 3555	\$435,000	03/04/2023
2	20 Hollow St GOLDEN SQUARE 3555	\$432,000	28/03/2023
3	18 Chapel St KANGAROO FLAT 3555	\$425,000	28/07/2023

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:

07/08/2023 10:06



3 1 2

Property Type:
Agent Comments

Indicative Selling Price

\$419,000

Median House Price

07/08/2022 - 06/08/2023: \$515,000

Comparable Properties



19 Bay St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 2

Price: \$435,000

Method: Private Sale

Date: 03/04/2023

Property Type: House

Land Size: 677 sqm approx



20 Hollow St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 1

Price: \$432,000

Method: Private Sale

Date: 28/03/2023

Property Type: House

Land Size: 516 sqm approx



18 Chapel St KANGAROO FLAT 3555 (REI)

Agent Comments

3 1 1

Price: \$425,000

Method: Private Sale

Date: 28/07/2023

Property Type: House

Land Size: 497 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000