# 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

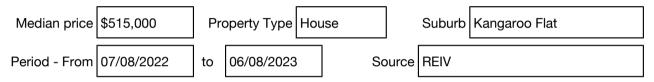
7 View Street, Kangaroo Flat Vic 3555

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoti	ng
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Single price \$419,000

#### Median sale price



# 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









**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)



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

Agent Comments

Agent Comments



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)



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



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