

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

2 Cobb Court, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$337,750

Property Type

House

Suburb

Kangaroo Flat

Period - From

15/01/2019

to

14/01/2020

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	25 Robert St KANGAROO FLAT 3555	\$400,000	30/10/2018
2	14 Tununga Cirt KANGAROO FLAT 3555	\$395,000	13/01/2020
3	41 Mockridge Dr KANGAROO FLAT 3555	\$390,000	01/08/2019

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:

15/01/2020 13:05



3 2 2

Property Type: House
Land Size: 574 sqm approx
Agent Comments

Indicative Selling Price
\$395,000

Median House Price
15/01/2019 - 14/01/2020: \$337,750

Comparable Properties



25 Robert St KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

3 2 2

Price: \$400,000
Method: Private Sale
Date: 30/10/2018
Rooms: 4
Property Type: House
Land Size: 669 sqm approx



14 Tununga Cirt KANGAROO FLAT 3555 (REI) **Agent Comments**

4 2 2

Price: \$395,000
Method: Private Sale
Date: 13/01/2020
Rooms: 6
Property Type: House
Land Size: 465 sqm approx



41 Mockridge Dr KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

3 2 4

Price: \$390,000
Method: Private Sale
Date: 01/08/2019
Rooms: 5
Property Type: House
Land Size: 747 sqm approx