Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

64 High Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price \$375,000

Median sale price

Median price	\$346,500	Pro	perty Type	House		Suburb	Kangaroo Flat
Period - From	01/07/2019	to	30/06/2020		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

Add	dress of comparable property	Price	Date of sale
1	20 Symonds St GOLDEN SQUARE 3555	\$385,000	18/09/2020
2	40 Wade St GOLDEN SQUARE 3555	\$375,000	13/07/2020
3	270 Woodward Rd GOLDEN SQUARE 3555	\$365,000	24/07/2020

OR

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

This Statement of Information was prepared on:	07/10/2020 16:48





Leonie Butler CEA (REIV) 0417 521 661

Indicative Selling Price \$375,000 **Median House Price** Year ending June 2020: \$346,500

leonie@dck.com.au



Property Type: House (Previously Occupied - Detached)

Land Size: 1643 sqm approx **Agent Comments**

Comparable Properties



20 Symonds St GOLDEN SQUARE 3555 (REI)

-3

Price: \$385,000 Method: Private Sale Date: 18/09/2020 Rooms: 7

Property Type: House



40 Wade St GOLDEN SQUARE 3555 (REI/VG)



Price: \$375,000 Method: Private Sale Date: 13/07/2020 Rooms: 4

Property Type: House

Land Size: 1096 sqm approx



270 Woodward Rd GOLDEN SQUARE 3555

(REI)

--- 4

Price: \$365,000 Method: Private Sale Date: 24/07/2020 Rooms: 6

Property Type: House Land Size: 729 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments

Agent Comments