

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 and
postcode

3/5704 Calder Highway Kangaroo Flat VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$285,000

&

\$299,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$250,000

Property type

Unit

Suburb

Kangaroo Flat

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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

1/2 Pittaway Street Kangaroo Flat VIC 3555	\$255,000	12-Feb-20
1/9 Laxdale Court Kangaroo Flat VIC 3555	\$302,020	02-Mar-20
2/41-43 Helm Street Kangaroo Flat VIC 3555	\$250,000	18-Sep-20

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: 09 November 2020



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**1/2 Pittaway Street Kangaroo Flat
VIC 3555**

2 1 1

Sold Price

\$255,000

Sold Date

12-Feb-20

Distance

1.79km



**1/9 Laxdale Court Kangaroo Flat
VIC 3555**

2 1 1

Sold Price

\$302,020

Sold Date

02-Mar-20

Distance

1.95km



**2/41-43 Helm Street Kangaroo Flat
VIC 3555**

2 1 1

Sold Price

\$250,000

Sold Date

18-Sep-20

Distance

2.72km

RS = Recent sale

UN = Undisclosed Sale

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