

## 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

1/17 GRANTHAM TERRACE KANGAROO FLAT VIC 3555

### Indicative selling price

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

Single Price

or range  
between

\$210,000

&

\$220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$507,000

Property type

Other

Suburb

Kangaroo Flat

Period-from

01 Oct 2021

to

30 Sep 2022

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

8 REVILLE CLOSE GOLDEN SQUARE VIC 3555	\$245,000	02-Jun-22
16 MONTROSE COURT GOLDEN SQUARE VIC 3555	\$250,000	24-Jun-22
2 REVILLE CLOSE GOLDEN SQUARE VIC 3555	\$237,000	06-Apr-22

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: 13 October 2022

Tim Rooke  
P 03 4411 1665  
M 0408 108 810  
E tim@phproperty.com.au



**8 REVILLE CLOSE GOLDEN  
SQUARE VIC 3555**

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Sold Price **\$245,000** Sold Date **02-Jun-22**

Distance **2.41km**



**16 MONTROSE COURT GOLDEN  
SQUARE VIC 3555**

 4  2  -

Sold Price **\$250,000** Sold Date **24-Jun-22**

Distance **4.71km**



**2 REVILLE CLOSE GOLDEN  
SQUARE VIC 3555**

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Sold Price **\$237,000** Sold Date **06-Apr-22**

Distance **2.52km**

RS = Recent sale UN = Undisclosed Sale

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