

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

2 PARK TERRACE 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

\$615,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Dec 2022

to

30 Nov 2023

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

13 VICTORIA AVENUE KANGAROO FLAT VIC 3555	\$600,000	10-Aug-23
3 BLUE WREN BOULEVARD KANGAROO FLAT VIC 3555	\$600,000	02-Jun-23
8 DEJONG COURT KANGAROO FLAT VIC 3555	\$600,000	03-Jul-23

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: 05 December 2023


**13 VICTORIA AVENUE KANGAROO
FLAT VIC 3555**
 3  2  2

Sold Price

\$600,000

Sold Date

10-Aug-23

Distance

2.12km

**3 BLUE WREN BOULEVARD
KANGAROO FLAT VIC 3555**
 3  2  2

Sold Price

Sold Date

02-Jun-23

Distance

3.12km

**8 DEJONG COURT KANGAROO
FLAT VIC 3555**
 3  2  3

Sold Price

Sold Date

03-Jul-23

Distance

2.08km
RS = Recent sale

UN = Undisclosed Sale

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