

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1 Wedge Tail Court, Kangaroo Ground Vic 3097

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,750,000

### Median sale price

Median price \$1,306,250

Property Type House

Suburb Kangaroo Ground

Period - From 16/10/2018

to

15/10/2019

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	Price	Date of sale
1		
2		
3		

OR

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

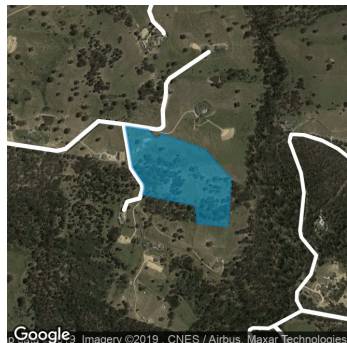
This Statement of Information was prepared on:

16/10/2019 12:18

1 Wedge Tail Court, Kangaroo Ground Vic 3097

**Jellis  
Craig**

Chris Chapman  
0421 736 592  
chrischapman@jellisrcraig.com.au



**Property Type:** Hobby Farm < 20  
ha (Rur)  
**Land Size:** 80010 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,750,000  
**Median House Price**  
16/10/2018 - 15/10/2019: \$1,306,250

## Comparable Properties

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

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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.