

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 or locality and postcode)

4/17 Grantham Terrace, Kangaroo Flat VIC 3555

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Single Price: \$175,000

Median sale price

Property Type: Land

Suburb: Kangaroo Flat

Period – From: January 2020

to: February 2021

Median Price: 190,000

Source: Corelogic

Comparable Property Sales

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
19B John Street, Kangaroo Flat VIC 3555	\$195,000	09/03/2021
19A John Street, Kangaroo Flat VIC 3555	\$175,000	07/01/2021
1 Irontree Close, Kangaroo Flat VIC 3555	\$130,000	16/03/2021

This statement of Information was prepared on: 26/05/2021