Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

or Law Low	×			
Address	5 Hansa Court, Kangaroo	Flat Vic 3555	RETERM THE	_
Including suburb or		11.94.12.94		

locality and postcode

Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 \$465,000

Median sale price

Median price	\$503,500	Pro	perty Type	House		Suburb	Kangaroo Flat
Period - From	01/01/2023	to	31/03/2023	Sc	urce	REIV	er miller englished

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.

Ad	dress of comparable property	Price	Date of sale
1	19 Wallaby Av KANGAROO FLAT 3555	\$450,000	18/01/2023
2	3a Grevillea Av KANGAROO FLAT 3555	\$446,000	21/03/2023
3	6 Lowe St KANGAROO FLAT 3555	\$445,000	14/04/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	06/07/2023 14:00	
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Leonie Butler CEA (REIV) 0417 521 661 leonie@dck.com.au

Indicative Selling Price \$440,000 - \$465,000 Median House Price March quarter 2023: \$503,500





Rooms: 4

Property Type: House Land Size: 704 sqm approx

Agent Comments

Comparable Properties



19 Wallaby Av KANGAROO FLAT 3555

(REI/VG)

Price: \$450,000 Method: Private Sale Date: 18/01/2023

Property Type: House (Res) Land Size: 700 sqm approx Agent Comments







Price: \$446,000 Method: Sale Date: 21/03/2023

Property Type: House (Previously Occupied -

Detached)

Land Size: 612 sqm approx

Agent Comments









Price: \$445,000 Method: Private Sale Date: 14/04/2022 Property Type: House Land Size: 854 sqm approx **Agent Comments**

Account - Dungey Carter Ketterer | P: 03 5440 5000





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