

# 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

5 Hansa Court, 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)

Range between \$440,000

&

\$465,000

### Median sale price

Median price \$503,500

Property Type House

Suburb Kangaroo Flat

Period - From 01/01/2023

to

31/03/2023

Source REIV

### 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
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 comparable properties 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



3 1 3

Rooms: 4  
Property Type: House  
Land Size: 704 sqm approx  
Agent Comments

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

## Comparable Properties



19 Wallaby Av KANGAROO FLAT 3555  
(REI/VG)

Agent Comments

3 1 2

Price: \$450,000  
Method: Private Sale  
Date: 18/01/2023  
Property Type: House (Res)  
Land Size: 700 sqm approx



3a Grevillea Av KANGAROO FLAT 3555 (VG)

Agent Comments

3 - -

Price: \$446,000  
Method: Sale  
Date: 21/03/2023  
Property Type: House (Previously Occupied -  
Detached)  
Land Size: 612 sqm approx



6 Lowe St KANGAROO FLAT 3555 (REI/VG)

Agent Comments

3 1 2

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