

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

9 COBB COURT 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

or range
between

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Jun 2021

to

31 May 2022

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

28 FURNESS STREET KANGAROO FLAT VIC 3555	\$575,000	20-Jan-22
6 BRIDGER COURT KANGAROO FLAT VIC 3555	\$850,000	28-Jan-22
21 LORIINI PLACE KANGAROO FLAT VIC 3555	\$660,000	21-Feb-22

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: 28 June 2022



**28 FURNESS STREET KANGAROO
FLAT VIC 3555**

Sold Price

\$575,000

Sold Date

20-Jan-22

4 2 2

Distance

0.1km



**6 BRIDGER COURT KANGAROO
FLAT VIC 3555**

Sold Price

\$850,000

Sold Date

28-Jan-22

4 2 2

Distance

0.36km



**21 LORIINI PLACE KANGAROO
FLAT VIC 3555**

Sold Price

\$660,000

Sold Date

21-Feb-22

4 2 2

Distance

0.43km



**14 IRRABELLA PLACE KANGAROO
FLAT VIC 3555**

Sold Price

\$625,000

Sold Date

03-Dec-21

4 2 2

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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