

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)

2B Pauline Court, Kangaroo Flat VIC 3555

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

Range Between: \$390,000 & \$410,000

Median sale price

Property Type: House

Suburb: Kangaroo Flat

Period – From: April 2020

to: March 2021

Median Price: \$381,750

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
11 Pauline Court, Kangaroo Flat VIC 3555	\$400,000	03/02/2020
6 Peace Street, Kangaroo Flat VIC 3555	\$400,000	04/02/2021
81 Lockwood Road, Kangaroo Flat VIC 3555	\$420,000	13/04/2021

This statement of Information was prepared on: 17/05/2021