

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

1 Martin Court, Kangaroo Flat Vic 3555

Indicative selling price

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

PRICE : \$285,000

Median sale price

Median Price

\$343,625

Property
Type

House

Suburb

Kangaroo Flat

Period - From

Mar 2019

to

Jan 2020

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
1 21 Station Street, Kangaroo Flat Vic 3555	\$317,000	27/9/2018
2 17 Olympic Parade, Kangaroo Flat Vic 3555	\$290,000	12/03/2019
3 14 Alexander Street, Kangaroo Flat Vic 3555	\$302,000	12/12/2019

This statement of Information was prepared on:

10/06/2020