

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

350 Kangaroo Ground-warrandyte Road, Kangaroo Ground Vic 3097

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,390,000

&

\$1,520,000

### Median sale price

Median price

\$1,343,125

Property Type

House

Suburb

Kangaroo Ground

Period - From

11/11/2018

to

10/11/2019

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/11/2019 10:58

350 Kangaroo Ground-warrandyte Road, Kangaroo Ground Vic  
3097



Chris Chapman  
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4 2 5

**Property Type:** Hobby Farm < 20  
ha (Rur)  
**Land Size:** 103700 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,390,000 - \$1,520,000  
**Median House Price**  
11/11/2018 - 10/11/2019: \$1,343,125

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.