## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale						
9-11 LINDSAY STREET KANGAROO FLAT VIC 3555						
	c.gov.a	ıu/underquotiı	ng (*I	Delete single pric	e or range	as applicable)
		or range between		\$650,000	&	\$680,000
Median sale price (*Delete house or unit as applicable)						
\$516,750	Property type		House	Suburb	Kangaroo Flat	
01 Aug 2023	to 31 Jul 2024		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						
	pplicable) \$516,750  01 Aug 2023  sales (*Delete Aeproperties sold with ant's representative	9-11 LINDSAY STRI  pplicable)  \$516,750 Pro  01 Aug 2023 to  sales (*Delete A or B e-properties sold within five nt's representative considerations.	9-11 LINDSAY STREET KANGA  ce see consumer.vic.gov.au/underquotii	9-11 LINDSAY STREET KANGAROO  ce see consumer.vic.gov.au/underquoting (*I	9-11 LINDSAY STREET KANGAROO FLAT VIC 358  De see consumer.vic.gov.au/underquoting (*Delete single price or range between \$650,000  Populicable)  \$516,750 Property type House  01 Aug 2023 to 31 Jul 2024 Source sales (*Delete A or B below as applicable)  Properties sold within five kilometres of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's price of the price of the p	9-11 LINDSAY STREET KANGAROO FLAT VIC 3555  ce see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$650,000 &  pplicable)  \$516,750 Property type House Suburb  01 Aug 2023 to 31 Jul 2024 Source  sales (*Delete A or B below as applicable)  properties sold within five kilometres of the property for sale in the last of the property for sale in the property for sale in the last of the property for sale in the last of the property for sale in the last of the property for sale in

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: 21 August 2024



В\*