

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

4/23 Alexander Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between

\$420,000

&

\$435,000

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Kangaroo Flat

Period - From

28/11/2022

to

27/11/2023

Source

REIV

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
1	3/103 Crusoe Rd KANGAROO FLAT 3555	\$435,000	08/06/2023
2	3/41 Helm St KANGAROO FLAT 3555	\$421,500	07/12/2022
3	5/18 Lowe St KANGAROO FLAT 3555	\$410,000	14/10/2022

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:

28/11/2023 15:46



3 1 2

Property Type: Townhouse
(Single)

Land Size: 204 sqm approx

Agent Comments

Indicative Selling Price

\$420,000 - \$435,000

Median House Price

28/11/2022 - 27/11/2023: \$500,000

Comparable Properties



3/103 Crusoe Rd KANGAROO FLAT 3555 (REI/VG)

Agent Comments

2 1 1

Price: \$435,000

Method: Private Sale

Date: 08/06/2023

Property Type: Unit

Land Size: 280 sqm approx



3/41 Helm St KANGAROO FLAT 3555 (REI/VG)

Agent Comments

2 1 1

Price: \$421,500

Method: Private Sale

Date: 07/12/2022

Property Type: Unit

Land Size: 339 sqm approx



5/18 Lowe St KANGAROO FLAT 3555 (REI/VG)

Agent Comments

2 1 1

Price: \$410,000

Method: Private Sale

Date: 14/10/2022

Property Type: Unit

Land Size: 215 sqm approx