Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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	2/45 Church Street, Kangaroo Flat Vic 3555
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$350,000 & \$375,000	Range between	\$350,000	&	\$375,000
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Median sale price

Median price	\$377,500	Pro	perty Type	Jnit		Suburb	Kangaroo Flat
Period - From	21/11/2021	to	20/11/2022	9	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

Add	dress of comparable property	Price	Date of sale
1	5/18 Lowe St KANGAROO FLAT 3555	\$410,000	14/10/2022
2	2/11 Laxdale Ct KANGAROO FLAT 3555	\$405,000	16/06/2022
3	4/22 Yarunga Dr KANGAROO FLAT 3555	\$395,000	26/08/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	21/11/2022 16:25
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Property Type: Unit **Agent Comments**

Indicative Selling Price \$350,000 - \$375,000 **Median Unit Price** 21/11/2021 - 20/11/2022: \$377,500

Comparable Properties



5/18 Lowe St KANGAROO FLAT 3555 (REI)

Price: \$410,000 Method: Private Sale Date: 14/10/2022 Property Type: Unit Land Size: 215 sqm approx

Agent Comments

Agent Comments



2/11 Laxdale Ct KANGAROO FLAT 3555

(REI/VG)

Price: \$405,000 Method: Private Sale Date: 16/06/2022 Property Type: Unit

Land Size: 331 sqm approx

Agent Comments



4/22 Yarunga Dr KANGAROO FLAT 3555

(REI/VG)

-2

Price: \$395,000 Method: Private Sale Date: 26/08/2022 Property Type: Unit Land Size: 262 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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