





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



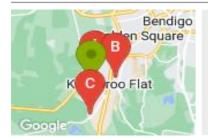
83 LOCKWOOD ROAD, KANGAROO FLAT, 🕮 3 🕒 1 😂 3

Indicative Selling Price

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

\$510,000 to \$525,000 Price Range:

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$508,500

01 July 2021 to 30 June 2022

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



4 SHERLOCK CRT, KANGAROO FLAT, VIC 3555 🕮 3 🕒 1 🚓 2







Sale Price

\$510,000

Sale Date: 07/06/2022

Distance from Property: 624m





11 FORD ST, KANGAROO FLAT, VIC 3555







Sale Price

\$520,000

Sale Date: 13/05/2022

Distance from Property: 1.4km





17 LOWE ST, KANGAROO FLAT, VIC 3555









Sale Price

\$525.000

Sale Date: 05/05/2022

Distance from Property: 1.7km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

83 LOCKWOOD ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range: \$510,000 to \$525,000

Median sale price

Median price	\$508,500	Property type	House		Suburb	KANGAROO FLAT
Period	01 July 2021 to 30 Jun	e 2022	Source	pricefinder		

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
4 SHERLOCK CRT, KANGAROO FLAT, VIC 3555	\$510,000	07/06/2022
11 FORD ST, KANGAROO FLAT, VIC 3555	\$520,000	13/05/2022
17 LOWE ST, KANGAROO FLAT, VIC 3555	\$525,000	05/05/2022

This Statement of Information was prepared on:

25/09/2022

