

# 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 and  
postcode

15 Magellan Cres, Kangaroo Flat, Vic 3555

### Indicative selling price

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

range between

\$630,000

&

\$660,000

### Median sale price

Median price

\$523,500

Property type

House

Suburb

Kangaroo Flat

Period - From

01/10/2023

to

30/09/2024

Source



### 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 eighteen 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
3 St Johns Cl, Kangaroo Flat, VIC 3555	\$650,000	08/07/2024
139 Aspinall Street, Golden Square, VIC 3555	\$657,000	29/02/2024
253 Aspinall Street, Kangaroo Flat, VIC 3555	\$650,000	16/05/2024

**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 eighteen months.

This Statement of Information was prepared on: 25/10/2024