

## 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

1 HIBISCUS COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$449,000

&

\$469,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Mar 2023

to

29 Feb 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

1 ODEA CRESCENT KANGAROO FLAT VIC 3555	\$490,000	16-Oct-23
103 LOCKWOOD ROAD KANGAROO FLAT VIC 3555	\$485,000	14-Dec-23
6 HIBISCUS COURT KANGAROO FLAT VIC 3555	\$516,000	04-Sep-23

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: 01 March 2024

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**1 ODEA CRESCENT KANGAROO  
FLAT VIC 3555**

3 1 -

Sold Price

<sup>RS</sup> **\$490,000**

Sold Date

**16-Oct-23**

Distance

**0.74km****103 LOCKWOOD ROAD  
KANGAROO FLAT VIC 3555**

3 2 1

Sold Price

<sup>RS</sup> **\$485,000**

Sold Date

**14-Dec-23**

Distance

**0.7km****6 HIBISCUS COURT KANGAROO  
FLAT VIC 3555**

3 2 2

Sold Price

**\$516,000**

Sold Date

**04-Sep-23**

Distance

**0.08km**

RS = Recent sale

UN = Undisclosed Sale

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