

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

5 May Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$455,000 & \$485,000

Median sale price

Median price \$525,000

Property Type House

Suburb Kangaroo Flat

Period - From 31/10/2021

to 30/10/2022

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	70 Church St KANGAROO FLAT 3555	\$475,000	29/01/2022
2	2 Lockwood Mews KANGAROO FLAT 3555	\$475,000	10/12/2021
3	16 Laxdale Ct KANGAROO FLAT 3555	\$453,000	06/07/2022

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:

31/10/2022 15:12



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Property Type: House
Land Size: 778 sqm approx
Agent Comments

Indicative Selling Price
\$455,000 - \$485,000
Median House Price
31/10/2021 - 30/10/2022: \$525,000

Comparable Properties



70 Church St KANGAROO FLAT 3555 (VG)

Agent Comments

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Price: \$475,000
Method: Sale
Date: 29/01/2022
Property Type: House (Res)
Land Size: 1030 sqm approx



2 Lockwood Mews KANGAROO FLAT 3555 (REI/VG)

Agent Comments

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Price: \$475,000
Method: Private Sale
Date: 10/12/2021
Property Type: House
Land Size: 504 sqm approx



16 Laxdale Ct KANGAROO FLAT 3555 (REI/VG)

Agent Comments

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Price: \$453,000
Method: Private Sale
Date: 06/07/2022
Property Type: House
Land Size: 476.40 sqm approx