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	5 May 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	\$455,000	&	\$485,000

Median sale price

Median price	\$525,000	Pro	perty 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

Add	dress 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 comparableproperties 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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Kaye Lazenby CEA (REIV) 0407 843 167 kaye@dck.com.au





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)





Price: \$475,000 Method: Sale Date: 29/01/2022

Property Type: House (Res) Land Size: 1030 sqm approx **Agent Comments**



2 Lockwood Mews KANGAROO FLAT 3555

(REI/VG)





Price: \$475,000

Method: Private Sale Date: 10/12/2021 Property Type: House Land Size: 504 sqm approx Agent Comments



16 Laxdale Ct KANGAROO FLAT 3555

(REI/VG)

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Price: \$453,000 Method: Private Sale Date: 06/07/2022 Property Type: House

Land Size: 476.40 sqm approx

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000





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