Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/31 Mitchell 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 \$295,000 & \$315,000

Median sale price

Median price	\$307,500	Pro	perty Type	Jnit		Suburb	Kangaroo Flat
Period - From	18/08/2020	to	17/08/2021	Sc	ource	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	1/9 Laxdale Ct KANGAROO FLAT 3555	\$302,020	16/03/2020
2	2/9 Crusoe Rd KANGAROO FLAT 3555	\$300,000	11/05/2021
3	2/28 Collins St KANGAROO FLAT 3555	\$300,000	23/03/2021

OR

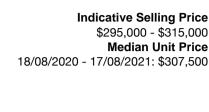
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	18/08/2021 17:59





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Rooms: 3

Property Type: Unit **Agent Comments**

Comparable Properties



1/9 Laxdale Ct KANGAROO FLAT 3555

(REI/VG) **-**2

Price: \$302,020 Method: Private Sale Date: 16/03/2020 Rooms: 3

Property Type: House Land Size: 268 sqm approx **Agent Comments**



2/9 Crusoe Rd KANGAROO FLAT 3555

(REI/VG)

-2



Price: \$300,000 Method: Private Sale Date: 11/05/2021 Property Type: Unit

Agent Comments

Agent Comments



2/28 Collins St KANGAROO FLAT 3555 (VG)



Price: \$300,000 Method: Sale Date: 23/03/2021

-2

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Account - Dungey Carter Ketterer | P: 03 5440 5000





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