

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

2/31 Mitchell Street, Kangaroo Flat Vic 3555

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 Property Type Unit Suburb Kangaroo Flat

Period - From 18/08/2020 to 17/08/2021 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	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 comparable properties 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

Indicative Selling Price
\$295,000 - \$315,000
Median Unit Price
18/08/2020 - 17/08/2021: \$307,500

Comparable Properties



1/9 Laxdale Ct KANGAROO FLAT 3555
(REI/VG)

Agent Comments

2 1 1

Price: \$302,020
Method: Private Sale
Date: 16/03/2020
Rooms: 3
Property Type: House
Land Size: 268 sqm approx



2/9 Crusoe Rd KANGAROO FLAT 3555
(REI/VG)

Agent Comments

2 1 1

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



2/28 Collins St KANGAROO FLAT 3555 (VG)

Agent Comments

2 - -

Price: \$300,000
Method: Sale
Date: 23/03/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit