### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	40 William Drive, 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

Single price \$379,000

#### Median sale price

Median price	\$337,750	Pro	perty Type	House		Suburb	Kangaroo Flat
Period - From	23/01/2019	to	22/01/2020		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	105 Alder St KANGAROO FLAT 3555	\$375,000	08/10/2019
2	2 Chantelle Ct KANGAROO FLAT 3555	\$367,000	26/08/2019
3	41 Mockridge Dr KANGAROO FLAT 3555	\$390,000	01/08/2019

#### 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:	23/01/2020 14:43





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**Indicative Selling Price** 

\$379,000





Property Type: House Land Size: 639 sqm approx

**Median House Price** 23/01/2019 - 22/01/2020: \$337,750

**Agent Comments** 

# Comparable Properties



105 Alder St KANGAROO FLAT 3555 (REI/VG)

Price: \$375,000 Method: Private Sale Date: 08/10/2019 Rooms: 5

Property Type: House Land Size: 735 sqm approx



2 Chantelle Ct KANGAROO FLAT 3555 (REI/VG)

Price: \$367.000 Method: Private Sale Date: 26/08/2019 Rooms: 4

Property Type: House

Land Size: 686 sqm approx



**Agent Comments** 

**Agent Comments** 



41 Mockridge Dr KANGAROO FLAT 3555

(REI/VG)

Price: \$390,000 Method: Private Sale Date: 01/08/2019 Rooms: 5

Property Type: House Land Size: 747 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.