

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 and
postcode

21 Windsor Gardens Kangaroo Flat VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$388,500

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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

8 Luxton Terrace Kangaroo Flat VIC 3555	\$355,000	23-Dec-20
6 Windsor Gardens Kangaroo Flat VIC 3555	\$393,000	05-Aug-19
5A Short Street Kangaroo Flat VIC 3555	\$395,000	11-Feb-21

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: 17 June 2021



8 Luxton Terrace Kangaroo Flat VIC 3555 Sold Price **\$355,000** Sold Date **23-Dec-20**
 Distance **0.15km**

2 1 1



6 Windsor Gardens Kangaroo Flat VIC 3555 Sold Price **\$393,000** Sold Date **05-Aug-19**
 Distance **0.06km**

3 1 -



5A Short Street Kangaroo Flat VIC 3555 Sold Price **\$395,000** Sold Date **11-Feb-21**
 Distance **0.54km**

3 2 2



8 Windsor Gardens Kangaroo Flat VIC 3555 Sold Price **\$362,000** Sold Date **27-May-16**
 Distance **0.08km**

2 1 -



6 Carpenter Street Kangaroo Flat VIC 3555 Sold Price **\$325,000** Sold Date **26-Feb-21**
 Distance **0.13km**

3 1 2

RS = Recent sale UN = Undisclosed Sale

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