

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

1 Arilpa Court 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

\$269,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$194,000

Property type

Land

Suburb

Kangaroo Flat

Period-from

01 Jul 2020

to

30 Jun 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

52 High Street Kangaroo Flat VIC 3555	\$230,000	04-Mar-21
1/61 Lawson Street Spring Gully VIC 3550	\$255,000	10-Mar-21
116 Mackenzie Street West Golden Square VIC 3555	\$245,000	27-Nov-20

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: 22 July 2021



52 High Street Kangaroo Flat VIC 3555

Sold Price

\$230,000

Sold Date

04-Mar-21

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Distance

2.95km



1/61 Lawson Street Spring Gully VIC 3550

Sold Price

^{RS} **\$255,000**

Sold Date

10-Mar-21

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Distance

4.26km



116 Mackenzie Street West Golden Square VIC 3555

Sold Price

\$245,000

Sold Date

27-Nov-20

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Distance

4.34km

RS = Recent sale

UN = Undisclosed Sale

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