

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

17-21 Cross Street 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

or range
between

\$205,000

&

\$225,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$140,750

Property type

Land

Suburb

Kangaroo Flat

Period-from

01 Oct 2019

to

30 Sep 2020

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

| | | |
|-----------------------------------------|-----------|-----------|
| 10 Lima Court Golden Square VIC 3555 | \$181,500 | 15-Nov-19 |
| 78 Woodward Road Golden Gully VIC 3555 | \$150,000 | 21-Aug-20 |
| 9 Collins Street Kangaroo Flat VIC 3555 | \$170,000 | 13-Feb-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: 10 October 2020



10 Lima Court Golden Square VIC 3555

Sold Price

\$181,500

Sold Date

15-Nov-19

- - -

Distance

1.06km



78 Woodward Road Golden Gully VIC 3555

Sold Price

\$150,000

Sold Date

21-Aug-20

3 1 -

Distance

1.39km



9 Collins Street Kangaroo Flat VIC 3555

Sold Price

\$170,000

Sold Date

13-Feb-20

- - 1

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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