

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

9 James Court, Kangaroo Flat Vic 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000 & \$625,000

Median sale price

Median price \$385,000

Property Type House

Suburb Kangaroo Flat

Period - From 11/05/2020

to 10/05/2021

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	18 Lovero Ct KANGAROO FLAT 3555	\$615,000	28/11/2019
2	10 Belladonna Rise KANGAROO FLAT 3555	\$600,000	22/12/2020
3	2 Arilpa Ct KANGAROO FLAT 3555	\$600,000	09/11/2020

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:

11/05/2021 14:13



4 2 3

Property Type: Land

Land Size: 760 sqm approx

Agent Comments

Indicative Selling Price

\$595,000 - \$625,000

Median House Price

11/05/2020 - 10/05/2021: \$385,000

Comparable Properties



18 Lovero Ct KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

4 2 2

Price: \$615,000

Method: Private Sale

Date: 28/11/2019

Property Type: House

Land Size: 873 sqm approx



10 Belladonna Rise KANGAROO FLAT 3555 (VG) **Agent Comments**

4 - -

Price: \$600,000

Method: Sale

Date: 22/12/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 636 sqm approx



2 Arilpa Ct KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

3 2 2

Price: \$600,000

Method: Private Sale

Date: 09/11/2020

Property Type: House

Land Size: 720 sqm approx