

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)

91 Olympic Parade, Kangaroo Flat VIC 3555

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$380,000 & \$400,000

Median sale price

Property Type: House

Suburb: Kangaroo Flat

Period – From: May 2020

to: April 2021

Median Price: \$400,000

Source: Corelogic

Comparable Property Sales

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
15 Alder Street Kangaroo Flat VIC 3555	\$402,500	05/09/2020
116 Alder Street Golden Square VIC 3555	\$392,000	01/10/2020
36 Magellan Crescent Kangaroo Flat VIC 3555	\$405,000	23/12/2020

This statement of Information was prepared on: 30/07/2021