# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

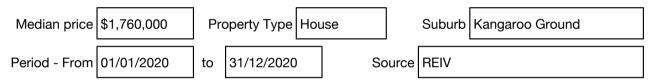
155 Flat Rock Road, Kangaroo Ground Vic 3097

#### Indicative selling price

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

Single price \$1,500,000

#### Median sale price



## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

#### OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

13/04/2021 10:27









Rooms: 5 Property Type: Lifestyle Property (Rur) Land Size: 37700 sqm approx Agent Comments Indicative Selling Price \$1,500,000 Median House Price Year ending December 2020: \$1,760,000

# **Comparable Properties**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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