

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

69 Short Street, Kangaroo Flat

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$495,000 & \$525,000

Median sale price

Median price

\$515,125

Property type

House

Suburb

Kangaroo Flat

Period - From

April 2023

to

March 2024

Source

Realestate.com.au

Comparable property sales

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
3 Gordon Street, Kangaroo Flat	\$415,000	12/03/2024
79 Morrison Street, Kangaroo Flat	\$500,000	15/03/2024
3 Highview Terrace, Kangaroo Flat	\$435,000	14/03/2024

This Statement of Information was prepared on: 12/04/2024