

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

12 Arilpa Court 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

\$585,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,750

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Aug 2019

to

31 Jul 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

12 Irrabella Place Kangaroo Flat VIC 3555	\$600,000	23-Mar-19
35 Amara Way Kangaroo Flat VIC 3555	\$516,000	24-Jul-19

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: 13 August 2020



12 Irrabella Place Kangaroo Flat VIC 3555 Sold Price **\$600,000** Sold Date **23-Mar-19**

4 2 2

Distance **0.15km**

Notes from your agent

Double Storey, 3 bedroom plus study. 255m2 living plus garage and alfresco, total 345sqm



35 Amara Way Kangaroo Flat VIC 3555 Sold Price **\$516,000** Sold Date **24-Jul-19**

4 3 2

Distance **0.18km**

Notes from your agent

4 bedroom plus study

RS = Recent sale

UN = Undisclosed Sale

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