

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

17A Mitchell Street, 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)

Range between \$440,000 & \$470,000

Median sale price

Median price

\$435,000

Property type

House

Suburb

Kangaroo Flat

Period - From

30th September 2020

to

30th September 2021

Source

Realestate.com.au

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

3 Elvey Drive, Kangaroo Flat Vic 3555	\$495,000	8 th October 2021
105 Norelle Crescent, Kangaroo Flat Vic 3555	\$471,000	24 th September 2021
2 Jackson Street, Kangaroo Flat Vic 3555	\$455,000	5 th September 2021

This Statement of Information was prepared on: 1st November 2001