

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

60 High Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price

\$400,000

Median sale price

Median price

\$346,500

Property Type

House

Suburb

Kangaroo Flat

Period - From

01/07/2019

to

30/06/2020

Source

REIV

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
1	25 Hill St KANGAROO FLAT 3555	\$405,000	13/03/2020
2	126 Lockwood Rd KANGAROO FLAT 3555	\$390,000	14/07/2020
3	363-365 High St KANGAROO FLAT 3555	\$385,000	07/05/2019

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:

08/10/2020 09:21



Property Type: House (Previously Occupied - Detached)
Land Size: 1377 sqm approx
Agent Comments

Indicative Selling Price
\$400,000

Median House Price
Year ending June 2020: \$346,500

Comparable Properties



25 Hill St KANGAROO FLAT 3555 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 13/03/2020
Rooms: 6
Property Type: House
Land Size: 1430 sqm approx



126 Lockwood Rd KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 14/07/2020
Rooms: 4
Property Type: House
Land Size: 2220 sqm approx



363-365 High St KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 07/05/2019
Rooms: 5
Property Type: House
Land Size: 1560 sqm approx