

# 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

179/1-31 Furness Street, Kangaroo Flat, Vic 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$320,000

&

\$340,000

### Median sale price

Median price

\$397,500

Property type

Unit

Suburb

Kangaroo Flat

Period - From

01/01/2024

to

31/12/2024

Source



### 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 eighteen 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
181/31 Furness Street, Kangaroo Flat, VIC 3555	\$315,000	05/12/2023
110/31 Furness Street, Kangaroo Flat, VIC 3555	\$330,000	20/12/2023
6 /266-270 High Street, Kangaroo Flat, VIC 3555	\$320,000	07/10/2024

**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 eighteen months.

This Statement of Information was prepared on: 23/01/2025