

## 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)

5754 Calder Highway, Kangaroo Flat VIC 3555

**Indicative selling price** (For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting))

Range Between: \$475,000 & \$495,000

### Median sale price

Property Type: House

Suburb: Kangaroo Flat

Period – From: Mar 2020

to: Feb 2021

Median Price: \$386,000

Source: Corelogic

### 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
63 Browning St, Kangaroo Flat VIC 3555	\$486,000	11/11/2020
3 Kingfisher Ave, Kangaroo Flat VIC 3555	\$477,000	01/06/2021
1 Spencer Dr, Kangaroo Flat VIC 3555	\$520,000	04/05/2021

This statement of Information was prepared on: 15/06/2021