

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

17 Magellan Crescent, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$440,000

Property Type

House

Suburb

Kangaroo Flat

Period - From

08/11/2020

to

07/11/2021

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	1 Ernest St WEST BENDIGO 3550	\$715,000	20/02/2021
2	1 Dianella Ct KANGAROO FLAT 3555	\$680,000	20/09/2021
3	26 Needlewood Dr KANGAROO FLAT 3555	\$675,000	23/08/2021

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:

08/11/2021 17:43



4 2 6

Property Type: House
Land Size: 855 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median House Price
08/11/2020 - 07/11/2021: \$440,000

Comparable Properties



1 Ernest St WEST BENDIGO 3550 (VG)

Agent Comments

4 - -

Price: \$715,000
Method: Sale
Date: 20/02/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 779 sqm approx



1 Dianella Ct KANGAROO FLAT 3555 (REI)

Agent Comments

3 3 2

Price: \$680,000
Method: Private Sale
Date: 20/09/2021
Property Type: House
Land Size: 822 sqm approx



26 Needlewood Dr KANGAROO FLAT 3555 (REI/VG)

Agent Comments

4 2 2

Price: \$675,000
Method: Private Sale
Date: 23/08/2021
Property Type: House
Land Size: 778 sqm approx