

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

1 O'Dea Crescent, Kangaroo Flat VIC 3555

Indicative selling price

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

Range Between \$325,000 & \$340,000

Median sale price

Median Price

\$352,500

Property
Type

House

Suburb

Kangaroo Flat

Period - From

Apr 2019

to

Mar 2020

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

1	194 High St, Kangaroo Flat VIC 3555	\$365,000	06/09/2019
2	18 Elizabeth St, Kangaroo Flat VIC 3555	\$346,000	28/10/2019
3	13 Goodenia Ave, Kangaroo Flat VIC 3555	\$335,000	28/10/2019

This statement of Information was prepared on:

20/07/2020