

# 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

4 Guthrie 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) (\*Delete single price or range as applicable)

Single price

Range between

\$375,000

&

\$395,000

### Median sale price

Median price

\$352,500

Property type

House

Suburb

Kangaroo Flat

Period - From

2<sup>nd</sup> July 2019

to

2<sup>nd</sup> July 2020

Source

Realestate.com.au

### Comparable property sales

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: 17<sup>th</sup> July 2020