

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

13 Garnet Court, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$370,000 & \$395,000

Median sale price

Median price \$330,000

Property Type House

Suburb Kangaroo Flat

Period - From 27/11/2018

to 26/11/2019

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	9 Rosewood Mews GOLDEN SQUARE 3555	\$383,500	11/09/2019
2	12 Klim Av KANGAROO FLAT 3555	\$381,750	11/04/2019
3	25 Irrabella PI KANGAROO FLAT 3555	\$380,000	11/06/2019

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:

27/11/2019 13:56



Property Type: Land
Land Size: 476 sqm approx
Agent Comments

Indicative Selling Price
\$370,000 - \$395,000
Median House Price
27/11/2018 - 26/11/2019: \$330,000

Comparable Properties



9 Rosewood Mews GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$383,500
Method: Private Sale
Date: 11/09/2019
Rooms: 5
Property Type: House
Land Size: 356 sqm approx



12 Klim Av KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$381,750
Method: Sale
Date: 11/04/2019
Property Type: House (Res)
Land Size: 526 sqm approx



25 Irrabella PI KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 11/06/2019
Property Type: House (Res)
Land Size: 518 sqm approx