

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 QUEEN STREET, KANGAROO FLAT,

3 1 1

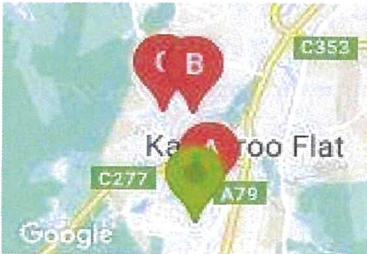
Indicative Selling Price

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

Single Price: \$549,950

Provided by: Adam Hutton, Heard & Co. Real Estate

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$507,000

01 October 2021 to 30 September 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



11 MORRISON ST, KANGAROO FLAT, VIC 3555

3 1 3

Sale Price

***\$500,000**

Sale Date: 20/08/2022

500,000

Distance from Property: 390m



44 OLYMPIC PDE, GOLDEN SQUARE, VIC 3555

3 1 3

Sale Price

***\$532,500**

Sale Date: 19/08/2022

Distance from Property: 1.6km



26 MOCKRIDGE DR, KANGAROO FLAT, VIC

4 1 2

Sale Price

\$500,000

Sale Date: 15/07/2022

Distance from Property: 1.7km



This report has been compiled on 10/10/2022 by Heard & Co. Real Estate. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

20 QUEEN STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Single Price: \$549,950

Median sale price

Median price

\$507,000

Property type

House

Suburb

KANGAROO FLAT

Period

01 October 2021 to 30 September 2022

Source

pricefinder

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
11 MORRISON ST, KANGAROO FLAT, VIC 3555	*\$500,000	20/08/2022
44 OLYMPIC PDE, GOLDEN SQUARE, VIC 3555	*\$532,500	19/08/2022
26 MOCKRIDGE DR, KANGAROO FLAT, VIC 3555	\$500,000	15/07/2022

This Statement of Information was prepared on: 10/10/2022