

# 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

25 Symes 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)

Range between

\$599,000

&

\$639,000

### Median sale price

Median price

\$530,000

Property Type

House

Suburb

Kangaroo Flat

Period - From

01/01/2022

to

31/12/2022

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 eighteen 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		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on:

11/04/2023 16:36

25 Symes Street, Kangaroo Flat Vic 3555



Kaye Lazenby CEA (REIV)  
0407 843 167  
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3 2 2

**Property Type:** House  
**Land Size:** 316 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$599,000 - \$639,000  
**Median House Price**  
Year ending December 2022: \$530,000

## Comparable Properties

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 eighteen months.

**Account -** Dungey Carter Ketterer | P: 03 5440 5000



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