

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 Tununga Circuit, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between

\$549,000

&

\$569,000

Median sale price

Median price

\$500,025

Property Type

House

Suburb

Kangaroo Flat

Period - From

01/10/2021

to

31/12/2021

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.

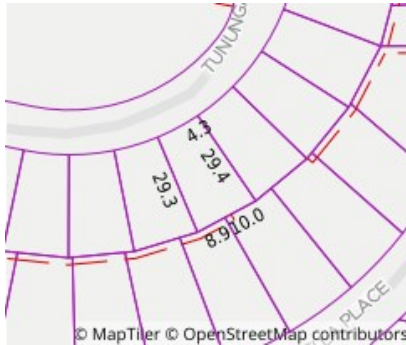
	Address of comparable property	Price	Date of sale
1	28 Furness St KANGAROO FLAT 3555	\$575,000	28/01/2022
2	25 Symes St KANGAROO FLAT 3555	\$568,000	02/07/2021
3	27 Barnett Dr KANGAROO FLAT 3555	\$565,000	22/09/2021

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:

14/04/2022 11:47



4 2 2

Property Type: Land
Land Size: 474 sqm approx
Agent Comments

Indicative Selling Price
\$549,000 - \$569,000
Median House Price
December quarter 2021: \$500,025

Comparable Properties



28 Furness St KANGAROO FLAT 3555 (REI/VG)

Agent Comments

4 2 2

Price: \$575,000
Method: Private Sale
Date: 28/01/2022
Property Type: House
Land Size: 434 sqm approx



25 Symes St KANGAROO FLAT 3555 (REI/VG)

Agent Comments

3 2 2

Price: \$568,000
Method: Private Sale
Date: 02/07/2021
Property Type: House
Land Size: 316 sqm approx



27 Barnett Dr KANGAROO FLAT 3555 (REI/VG)

Agent Comments

4 2 2

Price: \$565,000
Method: Private Sale
Date: 22/09/2021
Property Type: House
Land Size: 545 sqm approx