

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 Morrison Street, Kangaroo Flat Vic 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between

\$440,000

 &

\$460,000

Median sale price

Median price

\$500,000

Property type

House

Suburb

Kangaroo Flat

Period - From

May 2021

to

May 2022

Source

Realestate.com.au

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
20 Browning Street, Kangaroo Flat Vic 3555	\$462,500	31 st May 2022
6 Crusoe Road, Kangaroo Flat Vic 3555	\$450,000	31 st May 2022
50 Lockwood Road, Kangaroo Flat Vic 3555	\$440,000	9 th May 2022

This Statement of Information was prepared on:

23 rd June 2022
