

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

1/10 John Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$327,000

Property Type

Unit

Suburb

Kangaroo Flat

Period - From

18/01/2021

to

17/01/2022

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 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	1/39 Helm St KANGAROO FLAT 3555	\$419,950	08/10/2021
2	3/9 Blue Wren Blvd KANGAROO FLAT 3555	\$401,000	15/10/2021
3	3/5704 Calder Hwy KANGAROO FLAT 3555	\$390,000	14/10/2021

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:

18/01/2022 11:28



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$395,000

Median Unit Price
18/01/2021 - 17/01/2022: \$327,000

Comparable Properties

1/39 Helm St KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$419,950
Method: Sale
Date: 08/10/2021
Property Type: Strata Unit/Flat



3/9 Blue Wren Blvd KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$401,000
Method: Private Sale
Date: 15/10/2021
Property Type: Unit



3/5704 Calder Hwy KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$390,000
Method: Sale
Date: 14/10/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit