

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 Diamond Court, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between

\$470,000

&

\$490,000

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	2 Diamond Ct KANGAROO FLAT 3555	\$489,500	28/09/2021
2	2 Lockwood Mews KANGAROO FLAT 3555	\$475,000	10/12/2021
3	36 Hope St KANGAROO FLAT 3555	\$470,000	23/11/2021

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:

15/03/2022 10:16



Property Type: Land
Land Size: 583 sqm approx
Agent Comments

Indicative Selling Price
 \$470,000 - \$490,000
Median House Price
 December quarter 2021: \$500,025

Comparable Properties



2 Diamond Ct KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$489,500
Method: Private Sale
Date: 28/09/2021
Property Type: House
Land Size: 588 sqm approx



2 Lockwood Mews KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 10/12/2021
Property Type: House
Land Size: 504 sqm approx



36 Hope St KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 23/11/2021
Property Type: House
Land Size: 400 sqm approx