

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

10 Cobb Court, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price

\$419,000

Median sale price

Median price

\$379,000

Property Type

House

Suburb

Kangaroo Flat

Period - From

01/01/2020

to

31/03/2020

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	82 Soldatos Dr GOLDEN SQUARE 3555	\$420,000	07/03/2019
2	60 Queen St KANGAROO FLAT 3555	\$415,000	19/12/2019
3	2 Cobb Ct KANGAROO FLAT 3555	\$400,000	29/01/2020

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:

15/06/2020 08:24



Property Type: Land
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price

\$419,000

Median House Price

March quarter 2020: \$379,000

Comparable Properties



82 Soldatos Dr GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 07/03/2019
Rooms: 7
Property Type: House
Land Size: 659 sqm approx



60 Queen St KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 19/12/2019
Rooms: 5
Property Type: House
Land Size: 721 sqm approx



2 Cobb Ct KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 29/01/2020
Property Type: House (Res)
Land Size: 574 sqm approx