

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 Longmore Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$410,000 & \$440,000

Median sale price

Median price \$556,000

Property Type House

Suburb Kangaroo Flat

Period - From 01/07/2022

to 30/09/2022

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 Ford St KANGAROO FLAT 3555	\$452,500	09/12/2021
2	50 Lockwood Rd KANGAROO FLAT 3555	\$440,000	11/05/2022
3	15 Longmore St KANGAROO FLAT 3555	\$420,000	29/10/2021

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:

14/12/2022 13:48



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Property Type:

Agent Comments

Indicative Selling Price

\$410,000 - \$440,000

Median House Price

September quarter 2022: \$556,000

Comparable Properties



1 Ford St KANGAROO FLAT 3555 (REI/VG)

Agent Comments

3 1 1

Price: \$452,500

Method: Private Sale

Date: 09/12/2021

Property Type: House

Land Size: 601 sqm approx



50 Lockwood Rd KANGAROO FLAT 3555 (VG)

Agent Comments

2 - -

Price: \$440,000

Method: Sale

Date: 11/05/2022

Property Type: House (Res)

Land Size: 903 sqm approx



15 Longmore St KANGAROO FLAT 3555
(REI/VG)

Agent Comments

3 - -

Price: \$420,000

Method: Private Sale

Date: 29/10/2021

Property Type: House (Res)

Land Size: 1108 sqm approx