

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 136 Wesley Street, Kangaroo Flat Vic 3555
Including suburb or locality and postcode

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$516,000 Property Type House Suburb Kangaroo Flat
Period - From 01/07/2021 to 30/06/2022 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 25 Victoria Av KANGAROO FLAT 3555	\$598,000	16/03/2022
2 11 Curlew Ct KANGAROO FLAT 3555	\$595,000	11/08/2022
3 9 Aspera Way KANGAROO FLAT 3555	\$570,000	23/08/2021

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: 06/10/2022 11:13



Property Type: House (Previously Occupied - Detached)
Land Size: 562 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$590,000
Median House Price
Year ending June 2022: \$516,000

Comparable Properties



25 Victoria Av KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$598,000
Method: Private Sale
Date: 16/03/2022
Property Type: House
Land Size: 614 sqm approx



11 Curlew Ct KANGAROO FLAT 3555 (REI/VG) **Agent Comments**



Price: \$595,000
Method: Private Sale
Date: 11/08/2022
Property Type: House
Land Size: 730 sqm approx



9 Aspera Way KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 23/08/2021
Property Type: House
Land Size: 790 sqm approx