

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

17 Pattison Drive, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between

\$370,000

&

\$390,000

Median sale price

Median price

\$375,000

Property Type

House

Suburb

Kangaroo Flat

Period - From

01/01/2020

to

31/12/2020

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	16 Sovereign Gdns KANGAROO FLAT 3555	\$385,000	02/12/2020
2	11 Pattison Dr KANGAROO FLAT 3555	\$383,500	11/11/2020
3	62 Mackenzie St GOLDEN SQUARE 3555	\$356,500	26/11/2020

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:

18/01/2021 14:29



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Property Type: House
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$370,000 - \$390,000
Median House Price
Year ending December 2020: \$375,000

Comparable Properties



16 Sovereign Gdns KANGAROO FLAT 3555 (REI/VG)

Agent Comments

3 2 1

Price: \$385,000
Method: Private Sale
Date: 02/12/2020
Property Type: House
Land Size: 304 sqm approx



11 Pattison Dr KANGAROO FLAT 3555 (VG)

Agent Comments

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Price: \$383,500
Method: Sale
Date: 11/11/2020
Property Type: House (Res)
Land Size: 573 sqm approx

62 Mackenzie St GOLDEN SQUARE 3555 (VG)

Agent Comments

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Price: \$356,500
Method: Sale
Date: 26/11/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 506 sqm approx