

# 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

198-199 Lockwood Road, Kangaroo Flat Vic 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$425,000

Property Type

House

Suburb

Kangaroo Flat

Period - From

30/09/2020

to

29/09/2021

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	69-71 Specimen Hill Rd GOLDEN SQUARE 3555	\$1,040,000	15/02/2021
2	23 Church St KANGAROO FLAT 3555	\$995,000	04/05/2021
3	376-378 High St GOLDEN SQUARE 3555	\$925,000	05/03/2021

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:

30/09/2021 17:26



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
30/09/2020 - 29/09/2021: \$425,000

## Comparable Properties



**69-71 Specimen Hill Rd GOLDEN SQUARE 3555 (REI)**

Agent Comments



**Price:** \$1,040,000  
**Method:** Sold Before Auction  
**Date:** 15/02/2021  
**Property Type:** House (Res)  
**Land Size:** 4329 sqm approx



**23 Church St KANGAROO FLAT 3555 (REI)**

Agent Comments



**Price:** \$995,000  
**Method:** Private Sale  
**Date:** 04/05/2021  
**Property Type:** House  
**Land Size:** 3127 sqm approx



**376-378 High St GOLDEN SQUARE 3555 (REI)**

Agent Comments



**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 05/03/2021  
**Property Type:** House  
**Land Size:** 2138 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000