

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

2/45 Church Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$350,000

&

\$375,000

Median sale price

Median price \$377,500

Property Type Unit

Suburb Kangaroo Flat

Period - From 21/11/2021

to 20/11/2022

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	5/18 Lowe St KANGAROO FLAT 3555	\$410,000	14/10/2022
2	2/11 Laxdale Ct KANGAROO FLAT 3555	\$405,000	16/06/2022
3	4/22 Yarunga Dr KANGAROO FLAT 3555	\$395,000	26/08/2022

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:

21/11/2022 16:25



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$350,000 - \$375,000

Median Unit Price

21/11/2021 - 20/11/2022: \$377,500

Comparable Properties



5/18 Lowe St KANGAROO FLAT 3555 (REI)

Agent Comments

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Price: \$410,000
Method: Private Sale
Date: 14/10/2022
Property Type: Unit
Land Size: 215 sqm approx



2/11 Laxdale Ct KANGAROO FLAT 3555
(REI/VG)

Agent Comments

2 2 1

Price: \$405,000
Method: Private Sale
Date: 16/06/2022
Property Type: Unit
Land Size: 331 sqm approx



4/22 Yarunga Dr KANGAROO FLAT 3555
(REI/VG)

Agent Comments

2 1 1

Price: \$395,000
Method: Private Sale
Date: 26/08/2022
Property Type: Unit
Land Size: 262 sqm approx