

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

2/86 High Street, 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)

Single price

\$225,000

**Median sale price**

Median price

\$338,000

Property Type

House

Suburb

Kangaroo Flat

Period - From

01/04/2019

to

30/06/2019

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 | 3/97b Panton St GOLDEN SQUARE 3555   | \$230,000 | 03/06/2019   |
| 2 | 1/86 High St KANGAROO FLAT 3555      | \$215,000 | 16/08/2019   |
| 3 | 2/5704 Calder Hwy KANGAROO FLAT 3555 | \$210,000 | 06/02/2019   |

**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:

11/10/2019 14:58

2/86 High Street, Kangaroo Flat Vic 3555



Kaye Lazenby CEA (REIV)  
0407 843 167  
kaye@dck.com.au



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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$225,000

**Median House Price**  
June quarter 2019: \$338,000

## Comparable Properties



3/97b Pantom St GOLDEN SQUARE 3555 (VG) **Agent Comments**

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**Price:** \$230,000  
**Method:** Sale  
**Date:** 03/06/2019  
**Property Type:** Strata Unit/Flat



1/86 High St KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

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**Price:** \$215,000  
**Method:** Private Sale  
**Date:** 16/08/2019  
**Property Type:** Unit



2/5704 Calder Hwy KANGAROO FLAT 3555 (VG) **Agent Comments**

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**Price:** \$210,000  
**Method:** Sale  
**Date:** 06/02/2019  
**Property Type:** Flat/Unit/Apartment (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.