

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 Rose Court, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$379,000

Property Type House

Suburb Kangaroo Flat

Period - From 01/01/2020

to 31/03/2020

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	10 Hines Ct KANGAROO FLAT 3555	\$446,000	19/11/2019
2	4 Banyula Ct GOLDEN SQUARE 3555	\$443,500	20/12/2018
3	38 Crusoe Rd KANGAROO FLAT 3555	\$437,500	18/03/2020

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:

28/05/2020 16:52



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Property Type: Res

Land Size: 946 sqm approx

Agent Comments

Indicative Selling Price

\$430,000 - \$450,000

Median House Price

March quarter 2020: \$379,000

Comparable Properties



10 Hines Ct KANGAROO FLAT 3555 (VG)

Agent Comments

4 - -

Price: \$446,000

Method: Sale

Date: 19/11/2019

Property Type: House (Res)

Land Size: 1278 sqm approx



4 Banyula Ct GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

4 2 4

Price: \$443,500

Method: Private Sale

Date: 20/12/2018

Rooms: 6

Property Type: House

Land Size: 1363 sqm approx



38 Crusoe Rd KANGAROO FLAT 3555 (REI/VG)

Agent Comments

4 2 2

Price: \$437,500

Method: Private Sale

Date: 18/03/2020

Rooms: 5

Property Type: House

Land Size: 727 sqm approx