Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2 Rose Court, Kangaroo Flat Vic 3555
Including suburb or	
locality and postcode	

Indicative selling price

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

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

Median sale price

Median price	\$379,000	Pro	perty 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

Add	dress 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 comparableproperties 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)





Price: \$446,000 Method: Sale Date: 19/11/2019

Property Type: House (Res) Land Size: 1278 sqm approx **Agent Comments**



4 Banyula Ct GOLDEN SQUARE 3555 (REI/VG) Agent Comments







Price: \$443,500 Method: Private Sale Date: 20/12/2018

Rooms: 6

Property Type: House Land Size: 1363 sqm approx

Agent Comments



38 Crusoe Rd KANGAROO FLAT 3555

(REI/VG)





Price: \$437,500 Method: Private Sale Date: 18/03/2020 Rooms: 5

Property Type: House Land Size: 727 sqm approx

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.