

## 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 and  
postcode

22 BELLADONNA RISE KANGAROO FLAT VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$523,500

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

27 IRONTREE CLOSE KANGAROO FLAT VIC 3555	\$560,000	07-Aug-24
27 CRUSOE ROAD KANGAROO FLAT VIC 3555	\$555,000	02-Oct-24
10 ODEA CRESCENT KANGAROO FLAT VIC 3555	\$553,000	20-Sep-24

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: 22 April 2025



## 27 IRONTREE CLOSE KANGAROO FLAT VIC 3555

3 2 2

Sold Price

**\$560,000**

Sold Date **07-Aug-24**

Distance

**0.47km**



## 27 CRUSOE ROAD KANGAROO FLAT VIC 3555

3 2 1

Sold Price

**\$555,000**

Sold Date **02-Oct-24**

Distance

**0.86km**



## 10 ODEA CRESCENT KANGAROO FLAT VIC 3555

4 2 2

Sold Price

**\$553,000**

Sold Date **20-Sep-24**

Distance

**0.72km**



## 18B CHAPEL STREET KANGAROO FLAT VIC 3555

4 2 2

Sold Price

**\$556,000**

Sold Date **18-Dec-24**

Distance

**0.93km**

RS = Recent sale

UN = Undisclosed Sale

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