

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

23-25 Chapel Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$457,500

Property Type

House

Suburb

Kangaroo Flat

Period - From

01/04/2021

to

30/06/2021

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	58 Crusoe Rd KANGAROO FLAT 3555	\$793,000	13/04/2021
2	23 Church St KANGAROO FLAT 3555	\$865,000	07/03/2020
3	376-378 High St GOLDEN SQUARE 3555	\$925,000	05/03/2021

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:

16/08/2021 12:12



Property Type: House (Res)

Land Size: 896 sqm approx

Agent Comments

Indicative Selling Price

\$950,000

Median House Price

June quarter 2021: \$457,500

Comparable Properties

58 Crusoe Rd KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$793,000

Method: Sale

Date: 13/04/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4034 sqm approx



23 Church St KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 07/03/2020

Rooms: 8

Property Type: House

Land Size: 3127 sqm approx



376-378 High St GOLDEN SQUARE 3555 (REI)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 05/03/2021

Property Type: House

Land Size: 2138 sqm approx

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