

## 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

23 CLARCOLL CRESCENT SOUTH 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

\$580,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$522,750

Property type

House

Suburb

Kangaroo Flat

Period-from

01 May 2024

to

30 Apr 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

6 SUNDEW DRIVE KANGAROO FLAT VIC 3555	\$615,525	06-Jan-25
5 SOVEREIGN GARDENS KANGAROO FLAT VIC 3555	\$595,000	18-Apr-24
7 ELIZABETH STREET KANGAROO FLAT VIC 3555	\$605,000	03-Apr-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 May 2025



**6 SUNDEW DRIVE KANGAROO  
FLAT VIC 3555**

4 2 2

Sold Price **\$615,525** Sold Date **06-Jan-25**

Distance **0.8km**



**5 SOVEREIGN GARDENS  
KANGAROO FLAT VIC 3555**

4 2 2

Sold Price **\$595,000** Sold Date **18-Apr-24**

Distance **1.2km**



**7 ELIZABETH STREET KANGAROO  
FLAT VIC 3555**

4 2 2

Sold Price **\$605,000** Sold Date **03-Apr-24**

Distance **1.83km**

RS = Recent sale      UN = Undisclosed Sale

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