

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 242 High Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price \$550,000 or range between \$ &

Median sale price

Median price \$ 532,500 Property type Residential Suburb Kangaroo Flat
Period - From May 2024 to April 2025 Source Realestate.com

Comparable property sales

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
21 Short Street, Kangaroo Flat, Vic 3555	\$530,000	24/04/2025
5B Railway Street, Kangaroo Flat, Vic 3555	\$540,000	10/04/2025
27 John Street, Kangaroo Flat, Vic 3555	\$550,000	13/03/2025

This Statement of Information was prepared on: 01/05/2025