

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

26 Morrison Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$349,000 & \$369,000

Median sale price

Median price \$384,000

Property Type House

Suburb Kangaroo Flat

Period - From 01/01/2021

to 31/03/2021

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	4 Guthrie St KANGAROO FLAT 3555	\$375,000	20/08/2020
2	1 Morrison St KANGAROO FLAT 3555	\$370,000	06/03/2021
3	12 Morrison St KANGAROO FLAT 3555	\$365,000	15/12/2020

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:

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Rooms: 4
Property Type: House
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$349,000 - \$369,000
Median House Price
March quarter 2021: \$384,000

Comparable Properties



4 Guthrie St KANGAROO FLAT 3555 (VG)

Agent Comments

3 - -

Price: \$375,000
Method: Sale
Date: 20/08/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 637 sqm approx



1 Morrison St KANGAROO FLAT 3555 (REI)

Agent Comments

3 1 1

Price: \$370,000
Method: Auction Sale
Date: 06/03/2021
Property Type: House (Res)
Land Size: 795 sqm approx



12 Morrison St KANGAROO FLAT 3555 (VG)

Agent Comments

2 - -

Price: \$365,000
Method: Sale
Date: 15/12/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 626 sqm approx