

# 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 Wireless Street, Kangaroo Flat Vic 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$239,000

&

\$249,000

### Median sale price

Median price

\$346,000

Property Type

House

Suburb

Kangaroo Flat

Period - From

01/04/2019

to

31/03/2020

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 eighteen 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	30 Wireless St KANGAROO FLAT 3555	\$255,000	06/02/2019
2	13 Morrison St KANGAROO FLAT 3555	\$215,000	11/02/2020
3			

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 eighteen months.~~

This Statement of Information was prepared on:

11/05/2020 09:29



3   1   2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 689 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$239,000 - \$249,000  
**Median House Price**  
Year ending March 2020: \$346,000

## Comparable Properties



**30 Wireless St KANGAROO FLAT 3555 (REI/VG)**

Agent Comments

3   1   3

**Price:** \$255,000  
**Method:** Private Sale  
**Date:** 06/02/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 630 sqm approx



**13 Morrison St KANGAROO FLAT 3555 (VG)**

Agent Comments

3   -   -

**Price:** \$215,000  
**Method:** Sale  
**Date:** 11/02/2020  
**Property Type:** House (Res)  
**Land Size:** 612 sqm approx

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 eighteen months.