

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

3 Bruno Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$365,000 & \$376,000

Median sale price

Median price \$375,500

Property Type House

Suburb Kangaroo Flat

Period - From 29/01/2020

to 28/01/2021

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	11 Goodenia Av KANGAROO FLAT 3555	\$388,000	22/01/2021
2	15 Freeman Dr KANGAROO FLAT 3555	\$380,000	21/09/2020
3	95 Olympic Pde KANGAROO FLAT 3555	\$360,000	20/01/2021

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:

29/01/2021 14:10



Property Type: Land
Agent Comments

Indicative Selling Price
\$365,000 - \$376,000
Median House Price
29/01/2020 - 28/01/2021: \$375,500

Comparable Properties



11 Goodenia Av KANGAROO FLAT 3555 (REI) Agent Comments



Price: \$388,000
Method: Private Sale
Date: 22/01/2021
Property Type: House
Land Size: 360 sqm approx



15 Freeman Dr KANGAROO FLAT 3555 (REI/VG) Agent Comments



Price: \$380,000
Method: Private Sale
Date: 21/09/2020
Property Type: House
Land Size: 416 sqm approx



95 Olympic Pde KANGAROO FLAT 3555 (REI) Agent Comments



Price: \$360,000
Method: Private Sale
Date: 20/01/2021
Property Type: House
Land Size: 344.09 sqm approx