

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

309 High Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$485,000 & \$495,000

Median sale price

Median price \$500,025

Property Type House

Suburb Kangaroo Flat

Period - From 01/10/2021

to 31/12/2021

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	77 Lockwood Rd KANGAROO FLAT 3555	\$520,000	15/03/2022
2	381 High St KANGAROO FLAT 3555	\$500,000	27/11/2021
3	10 High St KANGAROO FLAT 3555	\$500,000	07/09/2021

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:

30/03/2022 15:01



3 2 3

Property Type: House
Land Size: 638 (approx) sqm
approx
Agent Comments

Indicative Selling Price
\$485,000 - \$495,000
Median House Price
December quarter 2021: \$500,025

Comparable Properties



77 Lockwood Rd KANGAROO FLAT 3555 (REI) **Agent Comments**

3 1 2

Price: \$520,000
Method: Private Sale
Date: 15/03/2022
Property Type: House
Land Size: 769 sqm approx



381 High St KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

4 2 1

Price: \$500,000
Method: Private Sale
Date: 27/11/2021
Property Type: House
Land Size: 1075 sqm approx



10 High St KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

3 1 2

Price: \$500,000
Method: Private Sale
Date: 07/09/2021
Property Type: House
Land Size: 988 sqm approx