Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	309 High Street, Kangaroo Flat Vic 3555
Including suburb or	
locality and postcode	

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	Pro	perty 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

Add	dress 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

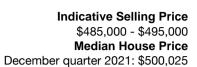
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	30/03/2022 15:01





Marc Cox CAR (REIV) 0419 915 273 marc@dck.com.au







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

Agent Comments

Comparable Properties



77 Lockwood Rd KANGAROO FLAT 3555 (REI) Agent Comments





Price: \$520,000 Method: Private Sale Date: 15/03/2022 Property Type: House

Land Size: 769 sqm approx



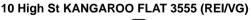
381 High St KANGAROO FLAT 3555 (REI/VG)





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





Agent Comments

Agent Comments







Price: \$500.000 Method: Private Sale Date: 07/09/2021 Property Type: House Land Size: 988 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



