

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

327 Mackenzie Street West, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$460,000 & \$480,000

Median sale price

Median price \$468,500

Property Type House

Suburb Kangaroo Flat

Period - From 01/01/2021

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 | 6 Fairview Rd KANGAROO FLAT 3555 | \$495,000 | 21/12/2021 |
| 2 | 8 Banool St GOLDEN SQUARE 3555 | \$492,000 | 06/10/2021 |
| 3 | 2 Lockwood Mews KANGAROO FLAT 3555 | \$475,000 | 10/12/2021 |

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:

23/03/2022 14:45



 3  1  2

Rooms: 4
Property Type: House
Land Size: 832 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$480,000
Median House Price
Year ending December 2021: \$468,500

Comparable Properties



6 Fairview Rd KANGAROO FLAT 3555 (REI/VG)

Agent Comments

 3  1  5

Price: \$495,000
Method: Private Sale
Date: 21/12/2021
Property Type: House
Land Size: 920 sqm approx



8 Banool St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

 3  1  2

Price: \$492,000
Method: Private Sale
Date: 06/10/2021
Property Type: House
Land Size: 523 sqm approx



2 Lockwood Mews KANGAROO FLAT 3555 (REI/VG)

Agent Comments

 3  1  1

Price: \$475,000
Method: Private Sale
Date: 10/12/2021
Property Type: House
Land Size: 504 sqm approx