

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 and
postcode

33 JOHN STREET KANGAROO FLAT VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,500

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

15 MAGELLAN CRESCENT KANGAROO FLAT VIC 3555	\$645,000	13-Nov-24
13 MIKADO PLACE GOLDEN SQUARE VIC 3555	\$635,000	11-Feb-25
28 MOLESWORTH ROAD KANGAROO FLAT VIC 3555	\$635,000	28-Mar-25

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: 24 April 2025

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**15 MAGELLAN CRESCENT
KANGAROO FLAT VIC 3555**

4 2 4

Sold Price **\$645,000** Sold Date **13-Nov-24**

Distance **0.42km**



**13 MIKADO PLACE GOLDEN
SQUARE VIC 3555**

4 2 2

Sold Price **\$635,000** Sold Date **11-Feb-25**

Distance **1.73km**



**28 MOLESWORTH ROAD
KANGAROO FLAT VIC 3555**

4 2 2

Sold Price ^{RS} **\$635,000** ^{UN} Sold Date **28-Mar-25**

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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