

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

381 High Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$465,000 & \$495,000

Median sale price

Median price \$489,500

Property Type House

Suburb Kangaroo Flat

Period - From 01/07/2021

to 30/09/2021

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	29 Mitchell St KANGAROO FLAT 3555	\$522,000	14/07/2021
2	10 High St KANGAROO FLAT 3555	\$500,000	07/09/2021
3	1 Hope St KANGAROO FLAT 3555	\$467,000	05/10/2021

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:

19/11/2021 12:12



4 2 1

Property Type: House
Land Size: 1075 sqm approx
Agent Comments

Indicative Selling Price
\$465,000 - \$495,000
Median House Price
September quarter 2021: \$489,500

Comparable Properties



29 Mitchell St KANGAROO FLAT 3555 (REI/VG) Agent Comments

3 2 1

Price: \$522,000
Method: Private Sale
Date: 14/07/2021
Property Type: House
Land Size: 1088 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



1 Hope St KANGAROO FLAT 3555 (REI)

Agent Comments

3 1 6

Price: \$467,000
Method: Private Sale
Date: 05/10/2021
Property Type: House
Land Size: 813 sqm approx