

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

6 Elvey Drive, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$470,000 & \$510,000

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	93 Queen St KANGAROO FLAT 3555	\$507,000	26/11/2021
2	2 Lockwood Mews KANGAROO FLAT 3555	\$475,000	10/12/2021
3	17a Mitchell St KANGAROO FLAT 3555	\$470,000	01/12/2021

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 13:24

6 Elvey Drive, Kangaroo Flat Vic 3555



Leonie Butler CEA (REIV)
0417 521 661
leonie@dck.com.au



Property Type: Land
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median House Price
December quarter 2021: \$500,025

Comparable Properties



93 Queen St KANGAROO FLAT 3555 (REI/VG) **Agent Comments**



Price: \$507,000
Method: Private Sale
Date: 26/11/2021
Property Type: House
Land Size: 402 sqm approx



2 Lockwood Mews KANGAROO FLAT 3555 (REI/VG) **Agent Comments**



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



17a Mitchell St KANGAROO FLAT 3555 (VG) **Agent Comments**



Price: \$470,000
Method: Sale
Date: 01/12/2021
Property Type: House (Previously Occupied - Detached)

Account - Dungey Carter Ketterer | P: 03 5440 5000



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