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<br>Including suburb and postcode | 6 MOLESWORTH ROAD 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 | $495,000 | & | $525,000 |
|---|---|---|---|---|---|

## Median sale price

(*Delete house or unit as applicable)

| Median Price | $500,000 | Property type | House | Suburb | Kangaroo Flat |
|---|---|---|---|---|---|
| Period-from | 01 Mar 2023 | to | 29 Feb 2024 | 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 |
|---|---|---|
| 3A ALPACA COURT KANGAROO FLAT VIC 3555 | $495,000 | 21-Jan-24 |
| 4 TRICKETT COURT KANGAROO FLAT VIC 3555 | $508,000 | 14-Dec-23 |
| 11 TRICKETT COURT KANGAROO FLAT VIC 3555 | $522,500 | 19-Jan-24 |

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: 21 March 2024

GAVIN BUTLER
REAL ESTATE

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**3A ALPACA COURT KANGAROO FLAT VIC 3555**

3 2 2

Sold Price RS $495,000 Sold Date 21-Jan-24

Distance 0.15km

**4 TRICKETT COURT KANGAROO FLAT VIC 3555**

3 2 2

Sold Price $508,000 Sold Date 14-Dec-23

Distance 0.29km

**11 TRICKETT COURT KANGAROO FLAT VIC 3555**

2 2 2

Sold Price $522,500 Sold Date 19-Jan-24

Distance 0.34km

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

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