

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

6 VERDANT COURT 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

\$930,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,000

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Jul 2024

to

30 Jun 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

12 CHERRY TREE LANE BIG HILL VIC 3555	870000	03-Jun-25
3 SKYE COURT KANGAROO FLAT VIC 3555	885000	05-Feb-25
24 PROSPECTORS WAY BIG HILL VIC 3555	930000	30-May-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.

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12 CHERRY TREE LANE BIG HILL
VIC 3555

Sold Price

^{RS} 870000 ^{UN}

Sold Date 03-Jun-25

4 3 -

Distance 1.7km



3 SKYE COURT KANGAROO FLAT
VIC 3555

Sold Price

885000 Sold Date 05-Feb-25

4 2 2

Distance 1.3km



24 PROSPECTORS WAY BIG HILL
VIC 3555

Sold Price

^{RS} 930000

Sold Date 30-May-25

4 2 2

Distance 1.97km

RS = Recent sale UN = Undisclosed Sale

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