

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

62 High Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price

\$459,000

Median sale price

Median price

\$346,500

Property Type

House

Suburb

Kangaroo Flat

Period - From

01/07/2019

to

30/06/2020

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	214 Barnard St BENDIGO 3550	\$460,000	03/05/2019
2	75 King St BENDIGO 3550	\$425,000	04/10/2019
3	201 Carpenter St QUARRY HILL 3550	\$405,000	30/09/2019

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:

07/10/2020 16:31



Property Type:
Agent Comments

Indicative Selling Price
\$459,000

Median House Price
Year ending June 2020: \$346,500

Comparable Properties



214 Barnard St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 03/05/2019
Rooms: 9
Property Type: House
Land Size: 639 sqm approx



75 King St BENDIGO 3550 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 04/10/2019
Rooms: 4
Property Type: House
Land Size: 425 sqm approx



201 Carpenter St QUARRY HILL 3550 (VG)

Agent Comments



Price: \$405,000
Method: Sale
Date: 30/09/2019
Property Type: House (Res)
Land Size: 644 sqm approx