

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 Lockwood Road, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$545,000 & \$565,000

Median sale price

Median price \$556,000

Property Type House

Suburb Kangaroo Flat

Period - From 01/07/2022

to 30/09/2022

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	24 St George Park Dr KANGAROO FLAT 3555	\$610,000	03/11/2022
2	35 Alexander St KANGAROO FLAT 3555	\$560,000	06/11/2022
3	83 Lockwood Rd KANGAROO FLAT 3555	\$518,000	07/11/2022

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:

16/11/2022 12:00



3 2 2

Property Type: House
Land Size: 799 sqm approx
Agent Comments

Indicative Selling Price

\$545,000 - \$565,000

Median House Price

September quarter 2022: \$556,000

Comparable Properties



24 St George Park Dr KANGAROO FLAT 3555 (REI) **Agent Comments**

3 2 2

Price: \$610,000
Method: Private Sale
Date: 03/11/2022
Property Type: House
Land Size: 606 sqm approx



35 Alexander St KANGAROO FLAT 3555 (REI) **Agent Comments**

3 2 3

Price: \$560,000
Method: Private Sale
Date: 06/11/2022
Property Type: House
Land Size: 681 sqm approx



83 Lockwood Rd KANGAROO FLAT 3555 (REI) **Agent Comments**

3 1 3

Price: \$518,000
Method: Private Sale
Date: 07/11/2022
Property Type: House
Land Size: 678 sqm approx

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