

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

64 High Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price

\$375,000

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 two kilometres of the property for sale in the last six 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	20 Symonds St GOLDEN SQUARE 3555	\$385,000	18/09/2020
2	40 Wade St GOLDEN SQUARE 3555	\$375,000	13/07/2020
3	270 Woodward Rd GOLDEN SQUARE 3555	\$365,000	24/07/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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Property Type: House (Previously Occupied - Detached)
Land Size: 1643 sqm approx
Agent Comments

Indicative Selling Price
\$375,000

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

Comparable Properties



20 Symonds St GOLDEN SQUARE 3555 (REI) **Agent Comments**



Price: \$385,000
Method: Private Sale
Date: 18/09/2020
Rooms: 7
Property Type: House



40 Wade St GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**



Price: \$375,000
Method: Private Sale
Date: 13/07/2020
Rooms: 4
Property Type: House
Land Size: 1096 sqm approx



270 Woodward Rd GOLDEN SQUARE 3555 (REI) **Agent Comments**



Price: \$365,000
Method: Private Sale
Date: 24/07/2020
Rooms: 6
Property Type: House
Land Size: 729 sqm approx