

# 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

7 View Street, Kangaroo Flat Vic 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$419,000

### Median sale price

Median price

\$515,000

Property Type

House

Suburb

Kangaroo Flat

Period - From

07/08/2022

to

06/08/2023

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 | 19 Bay St GOLDEN SQUARE 3555    | \$435,000 | 03/04/2023   |
| 2 | 20 Hollow St GOLDEN SQUARE 3555 | \$432,000 | 28/03/2023   |
| 3 | 18 Chapel St KANGAROO FLAT 3555 | \$425,000 | 28/07/2023   |

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:

07/08/2023 10:06



3 1 2

Property Type:  
Agent Comments

Indicative Selling Price

\$419,000

Median House Price

07/08/2022 - 06/08/2023: \$515,000

## Comparable Properties



19 Bay St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 2

Price: \$435,000

Method: Private Sale

Date: 03/04/2023

Property Type: House

Land Size: 677 sqm approx



20 Hollow St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 1

Price: \$432,000

Method: Private Sale

Date: 28/03/2023

Property Type: House

Land Size: 516 sqm approx



18 Chapel St KANGAROO FLAT 3555 (REI)

Agent Comments

3 1 1

Price: \$425,000

Method: Private Sale

Date: 28/07/2023

Property Type: House

Land Size: 497 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000