Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	8 Lowe Street, Kangaroo Flat Vic 3555
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$549,500

Median sale price

Median price \$489,500	Pro	operty Type Hou	ıse	Suburb	Kangaroo Flat
Period - From 01/07/2021	to	30/09/2021	Sourc	eREIV	

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

Aut	areas or comparable property	1 1100	Date of Sale
1	104 Crusoe Rd KANGAROO FLAT 3555	\$570,000	19/05/2021
2	25 Symes St KANGAROO FLAT 3555	\$568,000	02/07/2021
3	10 Gledhill Rise KANGAROO FLAT 3555	\$550,000	07/10/2021

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:	06/12/2021 17:10



Date of sale



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Comparable Properties



104 Crusoe Rd KANGAROO FLAT 3555 (VG)

Price: \$570,000 Method: Sale Date: 19/05/2021

Property Type: House (Previously Occupied -

Detached)

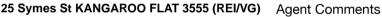
Land Size: 630 sqm approx

Agent Comments

Agent Comments



Price: \$568.000 Method: Private Sale Date: 02/07/2021 Property Type: House Land Size: 316 sqm approx





10 Gledhill Rise KANGAROO FLAT 3555 (VG)

Price: \$550,000 Method: Sale Date: 07/10/2021

Property Type: House (Previously Occupied -

Detached)

Land Size: 807 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



