

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

8 Lowe Street, Kangaroo Flat Vic 3555

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

Property Type

House

Suburb

Kangaroo Flat

Period - From

01/07/2021

to

30/09/2021

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	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



Property Type:
Agent Comments

Indicative Selling Price
\$549,500

Median House Price
September quarter 2021: \$489,500

Comparable Properties



104 Crusoe Rd KANGAROO FLAT 3555 (VG) Agent Comments



Price: \$570,000
Method: Sale
Date: 19/05/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 630 sqm approx



25 Symes St KANGAROO FLAT 3555 (REI/VG) 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) Agent Comments



Price: \$550,000
Method: Sale
Date: 07/10/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 807 sqm approx