

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 Morrison Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$395,000 & \$425,000

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	4 Morrison St KANGAROO FLAT 3555	\$425,000	29/08/2022
2	56 Morrison St KANGAROO FLAT 3555	\$420,000	17/01/2022
3	42 Morrison St KANGAROO FLAT 3555	\$350,000	30/11/2021

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:

16/11/2022 10:20

8 Morrison Street, Kangaroo Flat Vic 3555



Josie Caruso
0429 014 411
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4 1 1

Rooms: 9
Property Type: House
Land Size: 820 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$425,000
Median House Price
September quarter 2022: \$556,000

Comparable Properties



4 Morrison St KANGAROO FLAT 3555 (REI/VG) Agent Comments

3 1 2

Price: \$425,000
Method: Private Sale
Date: 29/08/2022
Property Type: House
Land Size: 835 sqm approx



56 Morrison St KANGAROO FLAT 3555 (REI/VG) Agent Comments

3 1 1

Price: \$420,000
Method: Private Sale
Date: 17/01/2022
Property Type: House
Land Size: 390 sqm approx



42 Morrison St KANGAROO FLAT 3555 (REI/VG) Agent Comments

3 1 1

Price: \$350,000
Method: Private Sale
Date: 30/11/2021
Property Type: House
Land Size: 716 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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