

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 Tununga Circuit, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$505,000

Property Type House

Suburb Kangaroo Flat

Period - From 01/10/2022

to 30/09/2023

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	48 Futura Av GOLDEN SQUARE 3555	\$720,000	16/10/2023
2	83 Norelle Cr GOLDEN SQUARE 3555	\$705,000	14/10/2023
3	12 Everlasting Rise KANGAROO FLAT 3555	\$695,000	28/11/2023

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:

02/01/2024 09:52



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Property Type: House
Land Size: 563 sqm approx
Agent Comments

Indicative Selling Price
\$695,000

Median House Price
Year ending September 2023: \$505,000

Comparable Properties



48 Futura Av GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

4 2 4

Price: \$720,000
Method: Private Sale
Date: 16/10/2023
Property Type: House
Land Size: 829 sqm approx



83 Norelle Cr GOLDEN SQUARE 3555 (REI) **Agent Comments**

3 2 3

Price: \$705,000
Method: Private Sale
Date: 14/10/2023
Property Type: House
Land Size: 576 sqm approx



12 Everlasting Rise KANGAROO FLAT 3555 (REI) **Agent Comments**

4 2 2

Price: \$695,000
Method: Private Sale
Date: 28/11/2023
Property Type: House
Land Size: 757 sqm approx

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