

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

9 Chantelle Court, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price \$520,000

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	18 Clarcoll Cr KANGAROO FLAT 3555	\$520,000	10/03/2023
2	20 Queen St KANGAROO FLAT 3555	\$515,000	24/11/2022
3	2/5 Chantelle Ct KANGAROO FLAT 3555	\$500,000	20/10/2023

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:

11/01/2024 14:01



 3  2  2

Rooms: 5
Property Type: House
Land Size: 369 sqm approx
Agent Comments

Indicative Selling Price
\$520,000

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

Comparable Properties



18 Clarcoll Cr KANGAROO FLAT 3555 (REI/VG)

Agent Comments

 4  2  2

Price: \$520,000
Method: Private Sale
Date: 10/03/2023
Property Type: House
Land Size: 390.10 sqm approx



20 Queen St KANGAROO FLAT 3555 (REI/VG)

Agent Comments

 3  1  1

Price: \$515,000
Method: Private Sale
Date: 24/11/2022
Property Type: House
Land Size: 360 sqm approx



2/5 Chantelle Ct KANGAROO FLAT 3555 (REI)

Agent Comments

 3  2  1

Price: \$500,000
Method: Private Sale
Date: 20/10/2023
Property Type: House
Land Size: 369 sqm approx