

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

97 Menzies Road, Kangaroo Ground Vic 3097

Indicative selling price

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

Range between \$2,500,000

&

\$2,600,000

Median sale price

Median price \$2,120,000

Property Type House

Suburb Kangaroo Ground

Period - From 07/02/2024

to

06/02/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

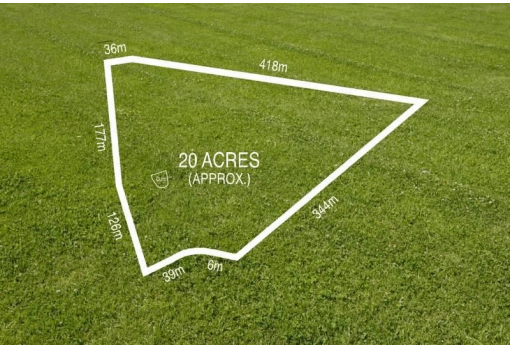
	Address of comparable property	Price	Date of sale
1	35 Bouchiers Rd KANGAROO GROUND 3097	\$2,200,000	24/08/2024
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/02/2025 10:25



 5  2  5

Property Type: House
Land Size: 80940 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,600,000
Median House Price
07/02/2024 - 06/02/2025: \$2,120,000

Comparable Properties



35 Bouchiers Rd KANGAROO GROUND 3097 (REI/VG) **Agent Comments**

 4  2  3

Price: \$2,200,000
Method: Expression of Interest
Date: 24/08/2024
Property Type: House (Res)
Land Size: 97050 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.