Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 97 Menzies Road, Kangaroo Ground Vic 3097

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$2,500,000		&		\$2,600,000					
Median sale p	ale price									
Median price	\$2,120,000	Pro	Property Type Ho		use		Suburb	Kangaroo Ground		
Period - From	07/02/2024	to	06/02/2025		So	ource	Property	y 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

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

OR

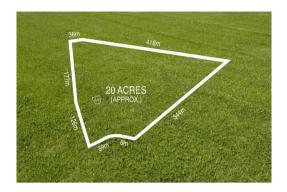
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/02/2025 10:25









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 Bourchiers Rd KANGAROO GROUND 3097 (REI/VG) Agent Comments

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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.

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