

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

83 Queen Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$335,000

Property Type House

Suburb Kangaroo Flat

Period - From 06/01/2019

to 05/01/2020

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	14 Ritchie Dr KANGAROO FLAT 3555	\$440,000	19/12/2018
2	6 Edmund Ct KANGAROO FLAT 3555	\$410,000	28/03/2019
3	16 St George Park Dr KANGAROO FLAT 3555	\$402,000	29/04/2019

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:

06/01/2020 15:59



 4  2  3

Property Type: House
Land Size: 764 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$430,000
Median House Price
06/01/2019 - 05/01/2020: \$335,000

Comparable Properties



14 Ritchie Dr KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

 3  2  2

Price: \$440,000
Method: Private Sale
Date: 19/12/2018
Rooms: 5
Property Type: House
Land Size: 690 sqm approx



6 Edmund Ct KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

 3  3  1

Price: \$410,000
Method: Private Sale
Date: 28/03/2019
Property Type: House
Land Size: 889 sqm approx



16 St George Park Dr KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

 3  2  2

Price: \$402,000
Method: Private Sale
Date: 29/04/2019
Property Type: House
Land Size: 601 sqm approx