

# 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

6 Elvey Drive, Kangaroo Flat Vic 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$510,000

### Median sale price

Median price \$500,025

Property Type House

Suburb Kangaroo Flat

Period - From 01/10/2021

to 31/12/2021

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	93 Queen St KANGAROO FLAT 3555	\$507,000	26/11/2021
2	2 Lockwood Mews KANGAROO FLAT 3555	\$475,000	10/12/2021
3	17a Mitchell St KANGAROO FLAT 3555	\$470,000	01/12/2021

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:

23/03/2022 13:24



**Property Type:** Land  
**Land Size:** 640 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$470,000 - \$510,000  
**Median House Price**  
December quarter 2021: \$500,025

## Comparable Properties



**93 Queen St KANGAROO FLAT 3555 (REI/VG)** **Agent Comments**



**Price:** \$507,000  
**Method:** Private Sale  
**Date:** 26/11/2021  
**Property Type:** House  
**Land Size:** 402 sqm approx



**2 Lockwood Mews KANGAROO FLAT 3555 (REI/VG)** **Agent Comments**



**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 10/12/2021  
**Property Type:** House  
**Land Size:** 504 sqm approx



**17a Mitchell St KANGAROO FLAT 3555 (VG)** **Agent Comments**



**Price:** \$470,000  
**Method:** Sale  
**Date:** 01/12/2021  
**Property Type:** House (Previously Occupied - Detached)