

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	1/5 Carpenter St KANGAROO FLAT 3555	\$250,000	30/06/2020
2	2/33 Mitchell St KANGAROO FLAT 3555	\$240,000	04/11/2020
3	5/44 Panton St GOLDEN SQUARE 3555	\$231,000	30/11/2020

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:

5/36a Lockwood Road, Kangaroo Flat Vic 3555



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$230,000 - \$250,000
Median Unit Price
Year ending December 2020: \$220,000

Comparable Properties



1/5 Carpenter St KANGAROO FLAT 3555 (REI/VG)

Agent Comments

2 1 2

Price: \$250,000
Method: Private Sale
Date: 30/06/2020
Rooms: 3
Property Type: Unit
Land Size: 200 sqm approx



2/33 Mitchell St KANGAROO FLAT 3555 (VG)

Agent Comments

2 - -

Price: \$240,000
Method: Sale
Date: 04/11/2020
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



5/44 Pantom St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

2 1 1

Price: \$231,000
Method: Private Sale
Date: 30/11/2020
Property Type: Unit

Account - Mawby Property | P: 03 54449888