

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

35 John Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$549,000 & \$569,000

Median sale price

Median price \$376,125

Property Type House

Suburb Kangaroo Flat

Period - From 01/07/2020

to 30/09/2020

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	13 Manallack St GOLDEN SQUARE 3555	\$599,000	12/08/2020
2	7 Quartz Pl GOLDEN SQUARE 3555	\$550,000	25/03/2020
3	19 Aspera Way KANGAROO FLAT 3555	\$545,000	14/03/2020

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:

14/10/2020 09:43

35 John Street, Kangaroo Flat Vic 3555



Dungey Carter Ketterer
REAL ESTATE AGENTS

Justin Pell C.A.R.

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4 3 4

Property Type: House (Res)

Land Size: 688 sqm approx

Agent Comments

Indicative Selling Price

\$549,000 - \$569,000

Median House Price

September quarter 2020: \$376,125

Comparable Properties



13 Manallack St GOLDEN SQUARE 3555 (REI) **Agent Comments**

4 2 5

Price: \$599,000

Method: Private Sale

Date: 12/08/2020

Rooms: 6

Property Type: House

Land Size: 735 sqm approx



7 Quartz Pl GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

4 2 3

Price: \$550,000

Method: Private Sale

Date: 25/03/2020

Rooms: 6

Property Type: House

Land Size: 790 sqm approx



19 Aspera Way KANGAROO FLAT 3555 (VG) **Agent Comments**

4 - -

Price: \$545,000

Method: Sale

Date: 14/03/2020

Property Type: House (Res)

Land Size: 983 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.