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 and postcode	3 Edmund Court Kangaroo Flat VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$470,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	House	Suburb	Kangaroo Flat
Period-from	01 Jul 2020	to	30 Jun 2021	Source	Corelogic

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
48 Browning Street Kangaroo Flat VIC 3555	$490,000	12-Mar-20
3 Alpaca Court Kangaroo Flat VIC 3555	$490,000	19-Apr-21
17 Lukin Crescent Kangaroo Flat VIC 3555	$512,500	22-Jul-21

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: 30 July 2021

LUKE GOGGIN REAL ESTATE

Melinda Goggin
P 5442 1422
M 0438 021 807
E melindag@goggin.com.au



48 Browning Street Kangaroo Flat VIC 3555

4 2 2

Sold Price **$490,000** Sold Date **12-Mar-20**

Distance **0.28km**



3 Alpaca Court Kangaroo Flat VIC 3555

4 2 2

Sold Price Sold Date **19-Apr-21**

Distance **0.41km**



17 Lukin Crescent Kangaroo Flat VIC 3555

4 2 2

Sold Price RS **$512,500** Sold Date **22-Jul-21**

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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