

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

43 John Street, Kangaroo Flat VIC 3555

Indicative selling price

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

Range Between \$370,000 & \$385,000

Median sale price

Median Price \$355,000

Property Type House

Suburb Kangaroo Flat

Period - From July 2019

to June 2020

Source Corelogic

Comparable Property Sales

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 78 Lockwood Road, KANGAROO FLAT 3555 VIC	\$370,000	25/02/2020
2 13 Wallaby Avenue, KANGAROO FLAT 3555 VIC	\$370,100	07/09/2020
3 28 Daniel Drive, GOLDEN SQUARE 3555 VIC	\$383,000	24/06/2020

This statement of Information was prepared on: 22/09/20