

## 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

1/4 Richard 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$299,000

&

\$325,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$301,000

Property type

Unit

Suburb

Kangaroo Flat

Period-from

01 Nov 2020

to

31 Oct 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

2/82 High Street Kangaroo Flat VIC 3555	\$290,000	11-Feb-21
4/69 Mackenzie Street West Golden Square VIC 3555	\$320,000	16-Sep-21
3/16 Aspinall Street Golden Square VIC 3555	\$325,000	13-Aug-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: 08 November 2021

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**2/82 High Street Kangaroo Flat VIC 3555** Sold Price **\$290,000** Sold Date **11-Feb-21**  
 Distance **1.28km**  
 2 bedrooms 1 bathroom 1 car space



**4/69 Mackenzie Street West Golden Square VIC 3555** Sold Price **\$320,000** Sold Date **16-Sep-21**  
 Distance **1.88km**  
 2 bedrooms 1 bathroom 1 car space



**3/16 Aspinall Street Golden Square VIC 3555** Sold Price **\$325,000** Sold Date **13-Aug-21**  
 Distance **1.97km**  
 2 bedrooms 1 bathroom 1 car space

RS = Recent sale      UN = Undisclosed Sale

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