

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

4 Elizabeth Street, Kangaroo Flat, Vic 3555


Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$530,000 Property type *House* Suburb Kangaroo Flat

Period - From 01/09/2023 to 31/08/2024 Source  PropTrack

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 eighteen 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
7 Elizabeth Street, Kangaroo Flat, VIC 3555	\$605,000	03/04/2024
11 Wallaby Avenue, Kangaroo Flat, VIC 3555	\$640,000	31/07/2023
13 Peace Street, Kangaroo Flat, VIC 3555	\$650,000	05/09/2023

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 eighteen months.

This Statement of Information was prepared on: 17/09/2024