Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

1/25 ENNOR PLACE KANGAROO FLAT VIC 3555							
ee consumer.vic.g	ov.au	ı/underquoting (*	Delete single	e price	or range as	s applicable)	
		or range between \$399		\$395,000 &		\$425,000	
cable)							
\$392,500	Property type		Unit	Unit		Kangaroo Flat	
01 Jul 2023	to 30 Jun 2024		So	urce	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							
	ee consumer.vic.g cable) \$392,500 O1 Jul 2023 es (*Delete A or perties sold within representative cor	ee consumer.vic.gov.au cable) \$392,500 Prop 01 Jul 2023 to es (*Delete A or B because sold within five representative consider	ee consumer.vic.gov.au/underquoting (* or range between cable) \$392,500 Property type O1 Jul 2023 to 30 Jun 2024 es (*Delete A or B below as appliance perties sold within five kilometres of the representative considers to be most cor	ee consumer.vic.gov.au/underquoting (*Delete single or range between \$395,00 sable) \$392,500 Property type Unit O1 Jul 2023 to 30 Jun 2024 So Ses (*Delete A or B below as applicable) Perties sold within five kilometres of the property for representative considers to be most comparable to the single or representative considers to be most comparable to the single or representative considers to be most comparable to the single of the property for representative considers to be most comparable to the single of the property for representative considers to be most comparable to the single of the property for representative considers to be most comparable to the single of the property for representative considers to be most comparable to the property for representative considers to be most comparable to the property for representative considers to be most comparable to the property for representative considers to be most comparable to the property for representative considers to be most comparable to the property for representative considers to be most comparable to the property for representative considers to be most comparable to the property for representative considers to be most comparable to the property for representative considers to be most comparable to the property for representative considers to be most comparable to the property for representative considers to be most comparable to the property for the property for the property for representative considers to be most comparable to the property for the	ee consumer.vic.gov.au/underquoting (*Delete single price or range between \$395,000 cable) \$392,500 Property type Unit O1 Jul 2023 to 30 Jun 2024 Source es (*Delete A or B below as applicable) perties sold within five kilometres of the property for sale in representative considers to be most comparable to the pro-	ee consumer.vic.gov.au/underquoting (*Delete single price or range as or range state) sable) \$392,500 Property type Unit Suburb 101 Jul 2023 to 30 Jun 2024 Source Ses (*Delete A or B below as applicable) perties sold within five kilometres of the property for sale in the last 18 representative considers to be most comparable to the property for sale	

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: 09 July 2024



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