



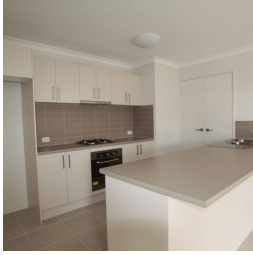
STATEMENT OF INFORMATION

138 WESLEY STREET, KANGAROO FLAT, VIC-3555

PREPARED BY KAYLENE DISHER, PROPERTY PLUS REAL ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



138 WESLEY STREET, KANGAROO FLAT,  4  2  2

Indicative Selling Price

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

Price Range: **\$595,000 to \$620,000**

Provided by: Kaylene Disher, Property Plus Real Estate Agents

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$505,000

01 January 2023 to 31 December 2023

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



9 WESTWOOD DR, CALIFORNIA GULLY, VIC

 4  2  2

Sale Price

***\$638,000**

Sale Date: 08/01/2024

Distance from Property: 9.5km



46 LANCASTER DR, JACKASS FLAT, VIC 3556

 4  2  2

Sale Price

***\$640,000**

Sale Date: 28/11/2023

Distance from Property: 11km



17 IVORY ST, EPSOM, VIC 3551

 4  2  2

Sale Price

***\$632,000**

Sale Date: 13/11/2023

Distance from Property: 11km



This report has been compiled on 18/01/2024 by Property Plus Real Estate Agents. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: 138 WESLEY STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range: \$595,000 to \$620,000

Median sale price

Median price: \$505,000 Property type: House Suburb: KANGAROO FLAT
Period: 01 January 2023 to 31 December 2023 Source: pricfinder

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
9 WESTWOOD DR, CALIFORNIA GULLY, VIC 3556	*\$638,000	08/01/2024
46 LANCASTER DR, JACKASS FLAT, VIC 3556	*\$640,000	28/11/2023
17 IVORY ST, EPSOM, VIC 3551	*\$632,000	13/11/2023

This Statement of Information was prepared on: 18/01/2024