

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

2/156 Olympic Parade, Kangaroo Flat Vic 3555
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between

\$330,000	&	\$350,000
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Median sale price

Median price

510,000	Property type	House	Suburb	Kangaroo Flat
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Period - From

May 2023	to	April 2024	Source	Realestate.com.au
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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
9/9 Crusoe Road, Kangaroo Flat Vic 3555	\$310,000	12 th March 2024
2/204 Aspinall St Kangaroo Flat Vic 3555	\$375,000	7 th March 2024
4 Broad Court, Kangaroo Flat Vic 3555	\$350,000	7 th December 2023

This Statement of Information was prepared on: 29.05.2024