## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

200 Eltham-yarra Glen Road, Kangaroo Ground Vic 3097

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$6,300,000		&		\$6,900,000				
Median sale p	rice								
Median price	\$2,250,000	Pro	operty Type	Hou	ISE		Suburb	Kangaroo Ground	
Period - From	19/01/2023	to	18/01/2024		So	urce	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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
1		
2		
3		

#### OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

19/01/2024 15:57



200 Eltham-yarra Glen Road, Kangaroo Ground Vic 3097







Rooms: 10 Property Type: House Land Size: 56658 sqm approx Agent Comments Indicative Selling Price \$6,300,000 - \$6,900,000 Median House Price 19/01/2023 - 18/01/2024: \$2,250,000

# **Comparable Properties**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: (03) 9431 1243





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