

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

21 ALEXANDER STREET KANGAROO FLAT VIC 3555

Indicative selling price

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

Single Price

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Apr 2023

to

31 Mar 2024

Source

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

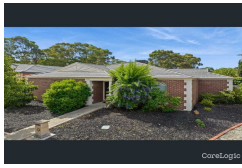
Date of sale

4 ROSEWOOD MEWS GOLDEN SQUARE VIC 3555	\$570,000	25-Mar-24
2/96B MACKENZIE STREET WEST GOLDEN SQUARE VIC 3555	\$570,000	12-Mar-24
52 ELVEY DRIVE KANGAROO FLAT VIC 3555	\$575,000	21-Feb-24

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 18 months.

This Statement of Information was prepared on: 26 April 2024



4 ROSEWOOD MEWS GOLDEN SQUARE VIC 3555

 4  2  3

Sold Price

^{RS}

\$570,000

Sold Date

25-Mar-24

Distance

2.34km



2/96B MACKENZIE STREET WEST GOLDEN SQUARE VIC 3555

 3  2  2

Sold Price

Sold Date

12-Mar-24

Distance

1.93km



52 ELVEY DRIVE KANGAROO FLAT VIC 3555

 3  2  2

Sold Price

^{RS}

\$575,000

Sold Date

21-Feb-24

Distance

2.57km

RS = Recent sale

UN = Undisclosed Sale

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