

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

31 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)

Range between

\$380,000	&	\$410,000
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Median sale price

Median price

510,000

Property type

House

Suburb

Kangaroo Flat

Period - From

May 2023

to

April 2024

Source

Realestate.com.au

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
12 Neil Street, Kangaroo Flat Vic 3555	\$ 418,595	27 th March 2024
32 Wesley Street, Kangaroo Flat Vic 3555	\$ 441,200	18 th March 2024
29 Crusoe Road, Kangaroo Flat Vic 3555	\$ 355,000	1 st March 2024

This Statement of Information was prepared on:

7 th May 2024
