

# 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 4/23 Alexander Street, Kangaroo Flat Vic 3555  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$455,000

### Median sale price

Median price \$515,000

Property Type House

Suburb Kangaroo Flat

Period - From 07/08/2022

to 06/08/2023

Source REIV

### 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
1	3/23 Alexander St KANGAROO FLAT 3555	\$430,000	04/05/2022
2	2/29 Adam St QUARRY HILL 3550	\$415,000	03/08/2023
3	1/151 Williamson St BENDIGO 3550	\$405,000	27/06/2023

**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:

07/08/2023 10:47



3   1   2

**Property Type:** Townhouse (Res)  
**Land Size:** 204 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$455,000  
**Median House Price**  
07/08/2022 - 06/08/2023: \$515,000

## Comparable Properties



**3/23 Alexander St KANGAROO FLAT 3555 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 04/05/2022  
**Property Type:** Unit  
**Land Size:** 183 sqm approx



**2/29 Adam St QUARRY HILL 3550 (REI)**

Agent Comments

2   1   1

**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 03/08/2023  
**Property Type:** Unit  
**Land Size:** 207 sqm approx



**1/151 Williamson St BENDIGO 3550 (REI)**

Agent Comments

2   1   1

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 27/06/2023  
**Property Type:** Unit  
**Land Size:** 292 sqm approx