

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

70-90 Henley Road, Kangaroo Ground Vic 3097

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$2,250,000

Property Type

House

Suburb

Kangaroo Ground

Period - From

28/02/2023

to

27/02/2024

Source

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 six 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	410 Eltham Yarra Glen Rd KANGAROO GROUND 3097	\$2,250,000	17/01/2024
2			
3			

OR

~~B* 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:

28/02/2024 14:57



Property Type:

Agent Comments

Comparable Properties



**410 Eltham Yarra Glen Rd KANGAROO
GROUND 3097 (REI)**

Agent Comments



Price: \$2,250,000

Method: Private Sale

Date: 17/01/2024

Property Type: House (Res)

Land Size: 7888 sqm approx

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.