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	5 Spencer Drive, 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	$*	or range between	$530,000	&	$550,000

Median sale price

Median price	$425,000	Property type	*House*	Suburb	Kangaroo Flat
Period - From	01/12/2020	to	30/11/2021	Source	CoreLogic

Comparable property sales

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 Spencer Drive, Kangaroo Flat Vic 3555	$520,000	07/05/2021
38 Soldatos Drive, Golden Square Vic 3555	$530,000	18/08/2021
30 Daniel Drive, Golden Square Vic 3555	$550,000	09/11/2021

This Statement of Information was prepared on: 14/12/2021