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	1A Page Court, 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	$440,000	&	$460,000

Median sale price

Median price	$500,000	Property type	*House*	Suburb	Kangaroo Flat
Period - From	01/07/2021	to	30/06/2022	Source	CoreLogic

Comparable property sales

Address of comparable property	Price	Date of sale
18 Symes Street, Kangaroo Flat Vic 3555	$455,000	09/05/2022
12 Caleb Close, Golden Square Vic 3555	$505,000	25/03/2022
3	$	

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: 18/07/2022