

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 and
postcode

17 Jerribong Way 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$327,500

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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

18 Jerribong Way Kangaroo Flat VIC 3555	\$415,000	14-Mar-19
6 Medika Avenue Kangaroo Flat VIC 3555	\$562,500	12-Feb-19
35 Amara Way Kangaroo Flat VIC 3555	\$516,000	24-Jul-19

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: 03 December 2019


18 Jerribong Way Kangaroo Flat VIC 3555
 4  2  2

 Sold Price **\$415,000** Sold Date **14-Mar-19**

 Distance **0.06km**

6 Medika Avenue Kangaroo Flat VIC 3555
 4  2  2

 Sold Price **\$562,500** Sold Date **12-Feb-19**

 Distance **0.11km**

35 Amara Way Kangaroo Flat VIC 3555
 4  3  2

 Sold Price **\$516,000** Sold Date **24-Jul-19**

 Distance **0.24km**

6B Archer Street Kangaroo Flat VIC 3555
 3  2  1

 Sold Price **\$315,250** Sold Date **12-Jul-19**

 Distance **0.2km**

12 Irrabella Place Kangaroo Flat VIC 3555
 4  2  2

 Sold Price **\$600,000** Sold Date **23-Mar-19**

 Distance **0.22km**

342 High Street Kangaroo Flat VIC 3555
 3  2  2

 Sold Price **\$420,000** Sold Date **20-Nov-18**

 Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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19 Irrabella Place Kangaroo Flat VIC 3555

Sold Price

\$485,000

Sold Date

16-Aug-19

4 2 2

Distance

0.25km



25 Irrabella Place Kangaroo Flat VIC 3555

Sold Price

\$380,000

Sold Date

11-Jun-19

3 2 2

Distance

0.25km

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UN = Undisclosed Sale

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