

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

13 SUNDEW 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,500

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Mar 2021

to

28 Feb 2022

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

23 SUNDEW DRIVE KANGAROO FLAT VIC 3555	\$669,700	21-Dec-20
2 SUNDEW DRIVE KANGAROO FLAT VIC 3555	\$635,000	29-Nov-21
14 IRRABELLA PLACE KANGAROO FLAT VIC 3555	\$625,000	03-Dec-21

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: 25 March 2022



**23 SUNDEU DRIVE KANGAROO
FLAT VIC 3555**

4 2 3

Sold Price **\$669,700** Sold Date **21-Dec-20**

Distance **0.06km**



**2 SUNDEU DRIVE KANGAROO
FLAT VIC 3555**

4 2 2

Sold Price **\$635,000** Sold Date **29-Nov-21**

Distance **0.11km**



**14 IRRABELLA PLACE KANGAROO
FLAT VIC 3555**

4 2 2

Sold Price **\$625,000** Sold Date **03-Dec-21**

Distance **0.64km**



**1 DIANELLA COURT KANGAROO
FLAT VIC 3555**

3 3 2

Sold Price **\$680,000** Sold Date **14-Sep-21**

Distance **0.13km**



**2 ARILPA COURT KANGAROO
FLAT VIC 3555**

3 2 2

Sold Price **\$600,000** Sold Date **04-Nov-20**

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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