

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

3 MAY STREET 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

\$305,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,500

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Apr 2024

to

31 Mar 2025

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

5 PENDLEBURY COURT SPRING GULLY VIC 3550	\$380,000	11-Mar-25
69A ADAM STREET QUARRY HILL VIC 3550	\$305,000	10-May-24
8 LOVERO COURT KANGAROO FLAT VIC 3555	\$335,000	05-Mar-25

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: 29 April 2025



Real Estate

Wayne Heard

M 0409 248 477

E wayne@eldersbendigo.com.au



**5 PENDLEBURY COURT SPRING
GULLY VIC 3550**

- - -

Sold Price

^{RS} **\$380,000**

Sold Date

11-Mar-25

Distance

4.14km



**69A ADAM STREET QUARRY HILL
VIC 3550**

3 2 2

Sold Price

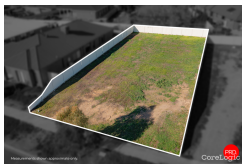
\$305,000

Sold Date

10-May-24

Distance

4.64km



**8 LOVERO COURT KANGAROO
FLAT VIC 3555**

1 1 -

Sold Price

^{RS} **\$335,000**

Sold Date

05-Mar-25

Distance

2.69km



**7A MAGAZINE BOULEVARD
GOLDEN SQUARE VIC 3555**

- - -

Sold Price

\$435,000

Sold Date

03-Dec-24

Distance

3.94km



**76 WOODWARD ROAD GOLDEN
GULLY VIC 3555**

1 1 -

Sold Price

\$220,000

Sold Date

25-Jun-24

Distance

3.28km

RS = Recent sale

UN = Undisclosed Sale

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