

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

4/5 CARPENTER 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		or range between	\$385,000	&	\$399,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$395,000	Property type	Unit	Suburb	Kangaroo Flat
Period-from	01 May 2024	to	30 Apr 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
2/28 COLLINS STREET KANGAROO FLAT VIC 3555	\$352,000	09-Jul-24
3/233 MACKENZIE STREET WEST KANGAROO FLAT VIC 3555	\$405,000	27-Mar-25
3/45 CHURCH STREET KANGAROO FLAT VIC 3555	\$380,000	05-Nov-24

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: 22 May 2025

Wayne Heard

M 0409 248 477

E wayne@eldersbendigo.com.au**2/28 COLLINS STREET KANGAROO** Sold Price
FLAT VIC 3555

2 1 1

\$352,000 Sold Date **09-Jul-24**Distance **0.86km****3/233 MACKENZIE STREET WEST** Sold Price
KANGAROO FLAT VIC 3555

2 1 -

\$405,000 Sold Date **27-Mar-25**Distance **0.63km****3/45 CHURCH STREET KANGAROO** Sold Price
FLAT VIC 3555

2 1 1

\$380,000 Sold Date **05-Nov-24**Distance **0.92km****1/40 CHURCH STREET KANGAROO** Sold Price
FLAT VIC 3555

2 1 1

\$320,000 Sold Date **02-Oct-24**Distance **0.68km****8/32 NEIL STREET KANGAROO** Sold Price
FLAT VIC 3555

- - 1

Sold Price

\$430,000 Sold Date **14-Mar-25**Distance **0.26km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

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