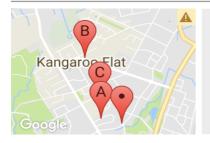


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

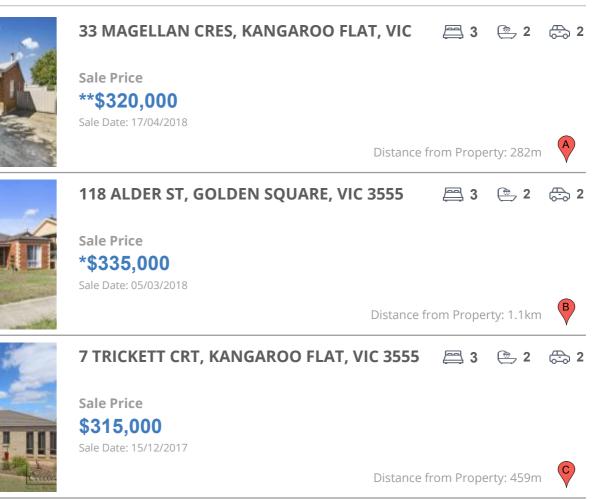
\$310,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



This report has been compiled on 29/05/2018 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale Address Including suburb and 1/256 MACKENZIE STREET W, KANGAROO FLAT, VIC 3555 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Single Price: \$319,000 Median sale price Suburb **KANGAROO FLAT** House Median price \$310,000 Unit Х Period 01 April 2017 to 31 March 2018 Source pricefinder

Comparable property sales

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
33 MAGELLAN CRES, KANGAROO FLAT, VIC 3555	**\$320,000	17/04/2018
118 ALDER ST, GOLDEN SQUARE, VIC 3555	*\$335,000	05/03/2018
7 TRICKETT CRT, KANGAROO FLAT, VIC 3555	\$315,000	15/12/2017