

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/256 MACKENZIE STREET W, KANGAROO  3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$319,000**

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.



33 MAGELLAN CRES, KANGAROO FLAT, VIC

 3  2  2

Sale Price

****\$320,000**

Sale Date: 17/04/2018

Distance from Property: 282m



118 ALDER ST, GOLDEN SQUARE, VIC 3555

 3  2  2

Sale Price

***\$335,000**

Sale Date: 05/03/2018

Distance from Property: 1.1km



7 TRICKETT CRT, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

\$315,000

Sale Date: 15/12/2017

Distance from Property: 459m



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
postcode

1/256 MACKENZIE STREET W, KANGAROO FLAT, VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$319,000

Median sale price

Median price

\$310,000

House

Unit

X


Suburb

KANGAROO FLAT

Period

01 April 2017 to 31 March 2018

Source



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