

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2a Wallaby Avenue, Kangaroo Flat VIC 3555

Indicative selling price

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

Range Between \$340,000 & \$360,000

Median sale price

Median Price

\$297,500

House



Suburb
or locality

Kangaroo Flat

Period - From

Jan 2018

to

May 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

1	4 St George Park Dr, Kangaroo Flat VIC 3555	\$363,000	22/05/2018
2	7 Belladonna Rise, Kangaroo Flat VIC 3555	\$355,000	21/09/2017
3	111 Lockwood Rd, Kangaroo Flat VIC 3555	\$345,000	21/12/2017