

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

2 Potters Lane, Kangaroo Flat VIC 3556
--

Indicative selling price

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

\$190,000 - \$200,000

Median sale price

Median price	\$322,250	House	<input checked="" type="checkbox"/>	Suburb or locality	Kangaroo Flat
Period - From	Jan 2 nd 2019	to	Jan 15 th 2019	Source	www.realestate.com.au

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. 2/127 Mackenzie Street West, Golden Square VIC 3555	\$192,000	Sep 3 rd 2018
2. 2/45 Mclachlan Street, Golden Square VIC 3555	\$165,000	Aug 10 th 2018
3. 1/1 Olympic Parade, Kangaroo Flat	\$180,000	Apr 10 th 2018

Property data source: www.rpdata.com

Generated on Jan 15th 2019.

Additional information about comparable sales.



Golden Square 2/127 Mackenzie Street West **2 BED 1 BATH 1 CAR**

METHOD Private
TYPE Unit
LAND 220m2



Golden Square 2/45 Mclachlan Street **2 BED 1 BATH 1 CAR**

METHOD Private
TYPE Unit
LAND 216m2



Kangaroo Flat 1/1 Olympic Parade **2 BED 1 BATH 1 CAR**

METHOD Private
TYPE Unit
LAND 270m2

Property data source: www.rpdata.com
Generated on Jan 15th 2019.