

---

**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](http://consumer.vic.gov.au/underquoting)

\$190,000 - \$200,000
-----------------------

**Median sale price**

Median price	<table border="1"><tr><td>\$322,250</td></tr></table>	\$322,250	House	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Kangaroo Flat</td></tr></table>	Kangaroo Flat
\$322,250								
X								
Kangaroo Flat								
Period - From	<table border="1"><tr><td>Jan 2<sup>nd</sup> 2019</td></tr></table>	Jan 2 <sup>nd</sup> 2019	to	<table border="1"><tr><td>Jan 15<sup>th</sup> 2019</td></tr></table>	Jan 15 <sup>th</sup> 2019	Source	<table border="1"><tr><td><a href="http://www.realestate.com.au">www.realestate.com.au</a></td></tr></table>	<a href="http://www.realestate.com.au">www.realestate.com.au</a>
Jan 2 <sup>nd</sup> 2019								
Jan 15 <sup>th</sup> 2019								
<a href="http://www.realestate.com.au">www.realestate.com.au</a>								

**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 <sup>rd</sup> 2018
2. 2/45 Mclachlan Street, Golden Square VIC 3555	\$165,000	Aug 10 <sup>th</sup> 2018
3. 1/1 Olympic Parade, Kangaroo Flat	\$180,000	Apr 10 <sup>th</sup> 2018

Property data source: [www.rpdata.com](http://www.rpdata.com)

Generated on Jan 15<sup>th</sup> 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](http://www.rpdata.com)  
Generated on Jan 15<sup>th</sup> 2019.