

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

19 Irontree Close, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$330,000 House ☒ Unit ☐ Suburb or locality Kangaroo Flat

Period - From 01/04/2018 to 30/06/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	31 Irontree CI KANGAROO FLAT 3555	\$370,000	08/05/2017
2	34 Irontree CI KANGAROO FLAT 3555	\$335,000	04/09/2017
3	36 Irontree CI KANGAROO FLAT 3555	\$329,000	28/06/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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Indicative Selling Price
\$395,000

Median House Price
June quarter 2018: \$330,000



3 2 2

Rooms:
Property Type: Land
Land Size: 754 sqm approx
Agent Comments

Comparable Properties



31 Irontree CI KANGAROO FLAT 3555 (VG) **Agent Comments**

3 - -

Price: \$370,000
Method: Sale
Date: 08/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 738 sqm approx

34 Irontree CI KANGAROO FLAT 3555 (VG) **Agent Comments**

3 - -

Price: \$335,000
Method: Sale
Date: 04/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 738 sqm approx



36 Irontree CI KANGAROO FLAT 3555 (VG) **Agent Comments**

3 - -

Price: \$329,000
Method: Sale
Date: 28/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 738 sqm approx