

## 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 19 GRAHAM STREET, KANGAROO FLAT, VIC 3555

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$315,000

#### Median sale price

Median price \$313,000

House

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Unit

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
7 MCLACHLAN ST, KANGAROO FLAT, VIC 3555	\$302,000	30/01/2018
16 NEIL ST, KANGAROO FLAT, VIC 3555	\$300,000	01/11/2017
10 MCLACHLAN ST, KANGAROO FLAT, VIC 3555	\$300,000	30/05/2017