

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2 Chifley Avenue, Kangaroo Flat VIC 3555

Indicative selling price

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

Range Between \$330,000 & \$350,000

Median sale price

Median Price \$320,000 House ☒ or locality Kangaroo Flat

Period - From Jan 2018 to Nov 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 8 Ford St, Kangaroo Flat VIC 3555	\$290,000	26/04/2018
2 5 Beverley St, Kangaroo Flat VIC 3555	\$315,000	07/11/2017
3 16 Neil St, Kangaroo Flat VIC 3555	\$300,000	20/11/2017