

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

2/19 O'Dea Crescent, Kangaroo Flat Vic 3556

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### Indicative selling price

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

Range \$225,000-\$235,000

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### Median sale price

Median Price \$234,250 | Unit | Kangaroo Flat

Period – June 2017 Source – RPdata

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### 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
1/26 Church Street, Kangaroo Flat Vic 3556	\$232,500	23/09/2016
3/43 Crusoe Road, Kangaroo Flat Vic 3556	\$236,000	20/10/2016
5/18 Lowe Street, Kangaroo Flat Vic 3556	\$237,500	21/12/2016