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REAL ESTATE

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# Statement of Information

18 DIANELLA COURT, KANGAROO FLAT, VIC 3555

Prepared by Di Long, Tweed Sutherland First National Real Estate



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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18 DIANELLA COURT, KANGAROO FLAT,**  4  2  2

### Indicative Selling Price

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

**Price Range:** **\$320,000 to \$340,000**

Provided by: Di Long, Tweed Sutherland First National Real Estate

## MEDIAN SALE PRICE



### KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

**\$313,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**222 HIGH ST, KANGAROO FLAT, VIC 3555**  4  2  2

Sale Price

**\$340,000**

Sale Date: 01/03/2018

Distance from Property: 2.2km



**11 GLEDHILL RISE, KANGAROO FLAT, VIC 3555**  4  2  2

Sale Price

**\$360,000**

Sale Date: 20/07/2017

Distance from Property: 4.3km



**33 HOPE ST, KANGAROO FLAT, VIC 3555**  4  2  3

Sale Price

**\$340,000**

Sale Date: 20/06/2017

Distance from Property: 3km



This report has been compiled on 20/04/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

18 DIANELLA COURT, 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)

Price Range:

\$320,000 to \$340,000

Median sale price

Median price

\$313,000

House

X

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
222 HIGH ST, KANGAROO FLAT, VIC 3555	\$340,000	01/03/2018
11 GLEDHILL RISE, KANGAROO FLAT, VIC 3555	\$360,000	20/07/2017
33 HOPE ST, KANGAROO FLAT, VIC 3555	\$340,000	20/06/2017