

We put you first

Statement of Information

18 DIANELLA COURT, KANGAROO FLAT, VIC 3555

Prepared by Di Long, Tweed Sutherland First National Real Estate



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



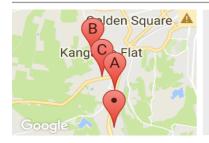
Indicative Selling Price

For the meaning of this price see 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)

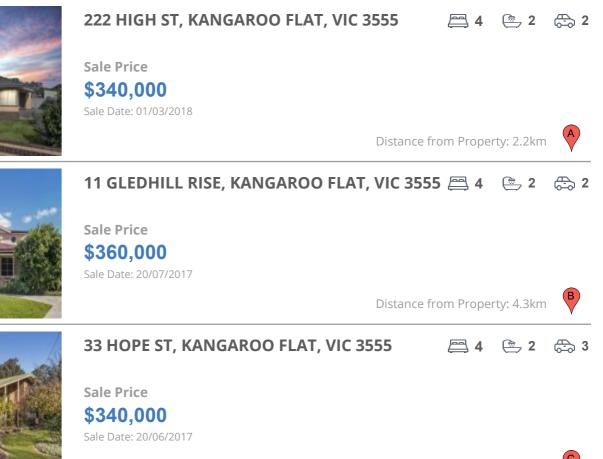
\$313,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



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

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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

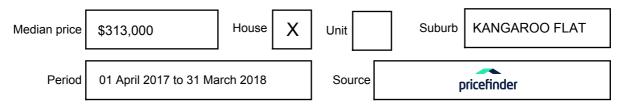
Indicative selling price

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Price Range:

\$320,000 to \$340,000

Median sale price



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 |