

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 25 HOWELL CRESCENT, KANGAROO

 3  1  2

#### Indicative Selling Price

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

**\$325,000**

Provided by: Rick Bishop, Tony Harrington Estate Agents

## SUBURB MEDIAN



### KANGAROO FLAT, VIC, 3555

#### Suburb Median Sale Price (House)

**\$302,500**

01 April 2016 to 31 March 2017

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.



### 7 LAXDALE CRT, KANGAROO FLAT, VIC 3555

 3  1  2

#### Sale Price

**\$320,000**

Sale Date: 02/05/2017

Distance from Property: 2.2km



### 11 JAMISON PARK DR, KANGAROO FLAT, VIC

 3  1  1

#### Sale Price

**\$300,000**

Sale Date: 16/03/2017

Distance from Property: 824m



### 124 OLYMPIC PDE, KANGAROO FLAT, VIC

 3  1  2

#### Sale Price

**\$305,000**

Sale Date: 24/02/2017

Distance from Property: 569m



This report has been compiled on 02/06/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - [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

25 HOWELL CRESCENT, 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 / Range

\$325,000

Median sale price

Median price

\$302,500

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 April 2016 to 31 March 2017

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 LAXDALE CRT, KANGAROO FLAT, VIC 3555	\$320,000	02/05/2017
11 JAMISON PARK DR, KANGAROO FLAT, VIC 3555	\$300,000	16/03/2017
124 OLYMPIC PDE, KANGAROO FLAT, VIC 3555	\$305,000	24/02/2017