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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

18 Jerribong Way Kangaroo Flat VIC 3555

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## Indicative Selling Price

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

Single Price \$420,000

## Median Sale Price




\$320,000 Houses in Kangaroo flat between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 5 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.






<b>25 Robert Street Kangaroo Flat VIC Sold Price</b>	<b>\$400,000</b>	Sold Date	<b>14-Oct-18</b>
 3	 2	 2	Distance <b>0.18km</b>



<b>16 Irrabella Place Kangaroo Flat VIC Sold Price</b>	<b>\$460,000</b>	Sold Date	<b>29-Jun-18</b>
 4	 2	 2	Distance <b>0.24km</b>



<b>342 High Street Kangaroo Flat VIC Sold Price</b>	<b>\$420,000</b>	Sold Date	<b>20-Nov-18</b>
 3	 2	 2	Distance <b>0.28km</b>

RS = Recent sale

UN = Undisclosed Sale

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