

---

**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

8 Julie 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)

\$375,000 - \$385,000
-----------------------

**Median sale price**

Median price 

\$319,5000
------------

 House 

X
---

 Suburb or locality 

Kangaroo Flat
---------------

Period - From 

22 <sup>nd</sup> Oct 2018
---------------------------

 to 

30 <sup>th</sup> Oct 2018
---------------------------

 Source 

<a href="http://www.realestate.com.au">www.realestate.com.au</a>
--

**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. 16 Peace Street, Kangaroo Flat VIC 3555	\$370,000	07 Dec 2017
2. 5 Jade Court, Kangaroo Flat VIC 3555	\$375,000	29 Aug 2018
3. 29 Sundew Drive, Kangaroo Flat VIC 3555	\$387,000	18 Aug 2018

## Additional information about comparable sales.



**Kangaroo Flat 16 Peace Street**

**4 BED 2 BATH 2 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 716m2 approx.



**Kangaroo Flat 5 Jade Court**

**4 BED 2 BATH 2 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 757m2 approx.



**Kangaroo Flat 29 Sundew Drive**

**4 BED 1 BATH 2 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 625m2 approx.