

## STATEMENT OF INFORMATION Single residential property located outside the Melbourne metropolitan area.

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

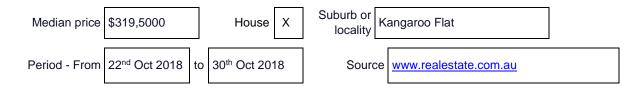
Address Including suburb and 8 Julie Court, Kangaroo Flat VIC 3555 postcode

#### Indicative selling price

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

\$375,000 - \$385,000

### 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
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

#### Property data source: www.rpdata.com.au. Generated on 30th Oct 2018



# Additional information about comparable sales.



Kangaro	o Flat 16 Peace Street	4 BED 2 BATH 2 CAR
METHOD TYPE LAND	Private House 716m2 approx.	



Kangaro	o Flat 5 Jade Court	4 BED 2 BATH 2 CAR
METHOD TYPE LAND	Private House 757m2 approx.	



Kangaroo	Flat 29	Sundew	Drive
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4 BED 1 BATH 2 CAR

METHODPrivateTYPEHouseLAND625m2 approx.

Property data source: www.rpdata.com.au Generated on 30th October 2018.