

## 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

5 ALDER STREET, 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

\$300,000 to \$330,000

#### Median sale price

Median price

\$302,500

House

☒

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
124 OLYMPIC PDE, KANGAROO FLAT, VIC 3555	\$305,000	24/02/2017
65 BROWNING ST, KANGAROO FLAT, VIC 3555	\$302,500	18/01/2017
15 HOWELL CRES, KANGAROO FLAT, VIC 3555	\$327,500	09/12/2016