

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

239 Allingham Street, Kangaroo Flat Vic 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$265,000 & \$285,000

Median sale price

Median price

\$337,500

Property type

House

Suburb

Kangaroo Flat

Period - From

19th December 2018

to

19th December 2019

Source

Realestate.com.au

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
8 Guthrie Street, Kangaroo Flat Vic 3555	\$270,000	31/10/2019
12 Guthrie Street, Kangaroo Flat Vic 3555	\$276,000	05/06/2019
27 Hill Street, Kangaroo Flat Vic 3555	\$267,000	10/12/2019

This Statement of Information was prepared on: 11th February 2020