

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

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

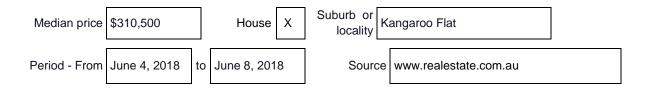
Address Including suburb and 51 Olympic Parade, Kangaroo Flat VIC 3555 postcode

Indicative selling price

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

\$300,000 - \$320,000

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. 31 Olympic Parade, Kangaroo Flat VIC 3555	\$320,000	06/02/18
2. 45 Mockridge Drive, Kangaroo Flat VIC 3555	\$263,000	11/04/18
3. 9 Hope Street, Kangaroo Flat VIC 3555	\$355,000	28/08/17

Property data source: www.rpdata.com.au. Generated on 08/06/18.



Additional information about comparable sales.



Kangaroo Flat 31 Olympic Parade		3 BED	2 BATH	2 CAR	5 ROOMS
METHOD TYPE LAND	Private House Approx. 648m2				



Kangaroo Flat 45 Mockridge Drive		3 BED 1 BAT	H 1 CAR	4 ROOMS
METHOD TYPE LAND	Private House Approx. 646m2			



Kangaroo	Flat 9	Hope	Street	3 BED
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ED 1 BATH 1 CAR 4 ROOMS

METHOD	Private
TYPE	House
LAND	Approx. 1,078m2

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