STATEMENT OF INFORMATION

7 GUTHRIE STREET, KANGAROO FLAT, VIC-3555 PREPARED BY MAHER REAL ESTATE, 8 KING STREET BENDIGO



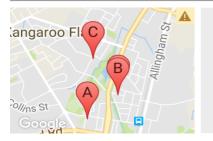


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

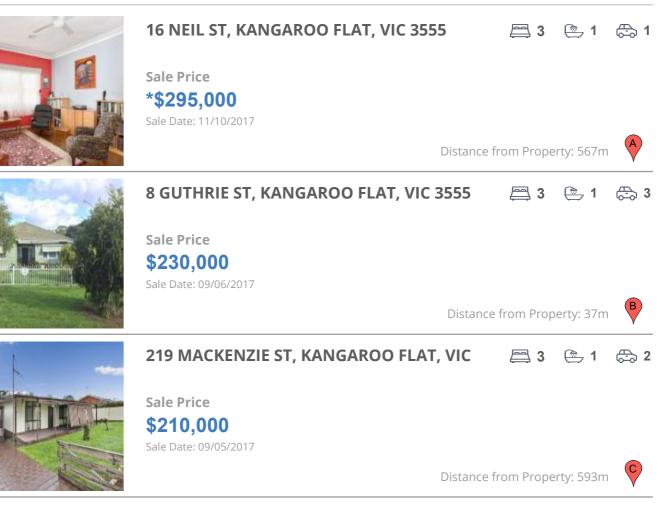
\$305,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



This report has been compiled on 10/11/2017 by Maher Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

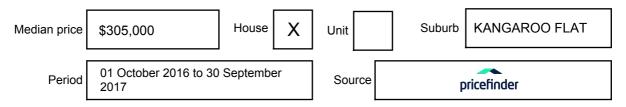
Address Including suburb and postcode 7 GUTHRIE STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

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
16 NEIL ST, KANGAROO FLAT, VIC 3555	*\$295,000	11/10/2017
8 GUTHRIE ST, KANGAROO FLAT, VIC 3555	\$230,000	09/06/2017
219 MACKENZIE ST, KANGAROO FLAT, VIC 3555	\$210,000	09/05/2017