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**STATEMENT OF INFORMATION**

Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode

32 Olympic Parade, Kangaroo Flat VIC 3555
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$295,000
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**Median sale price**

Median price	<table border="1"><tr><td>\$316,250</td></tr></table>	\$316,250	House	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Kangaroo Flat</td></tr></table>	Kangaroo Flat
\$316,250								
X								
Kangaroo Flat								
Period - From	<table border="1"><tr><td>3<sup>rd</sup> Sep 2018</td></tr></table>	3 <sup>rd</sup> Sep 2018	to	<table border="1"><tr><td>3<sup>rd</sup> Sep 2018</td></tr></table>	3 <sup>rd</sup> Sep 2018	Source	<table border="1"><tr><td><a href="http://www.realestate.com.au">www.realestate.com.au</a></td></tr></table>	<a href="http://www.realestate.com.au">www.realestate.com.au</a>
3 <sup>rd</sup> Sep 2018								
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**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. 34 Browning Street, Kangaroo Flat	\$345,000	26/03/18
2. 5 Wallaby Avenue, Kangaroo Flat	\$320,000	21/06/18
3. 38 Howell Crescent, Kangaroo Flat	\$300,000	16/07/18

Property data source: [www.rpdata.com.au](http://www.rpdata.com.au). Generated on 12/06/18.

## Additional information about comparable sales.



**Kangaroo Flat 34 Browning Street**

**3 BED 1 BATH 4 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** Approx. 932m2



**Kangaroo Flat 5 Wallaby Avenue**

**3 BED 1 BATH 1 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** Approx. 710m2



**Kangaroo Flat 38 Howell Crescent**

**3 BED 1 BATH 1 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** Approx. 645m2