

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

288 HIGH STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Single Price:

\$269,500

Median sale price

Median price

\$310,000

House

X

Unit

Suburb

KANGAROO FLAT

Period

01 January 2017 to 31 December
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
21 QUEEN ST, KANGAROO FLAT, VIC 3555	\$255,000	31/08/2017
22 CARPENTER ST, KANGAROO FLAT, VIC 3555	*\$250,000	18/08/2017
165 HIGH ST, KANGAROO FLAT, VIC 3555	\$255,000	16/07/2017