

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 and
postcode

19 Olympic Parade 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)

Single Price

or range
between

\$295,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$250,000

Property type

Unit

Suburb

Kangaroo Flat

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

24 Lockwood Road Kangaroo Flat VIC 3555	\$305,000	09-Mar-20
2 Menzies Court Kangaroo Flat VIC 3555	\$325,000	22-May-20
282 Mackenzie Street West Kangaroo Flat VIC 3555	\$339,000	14-Apr-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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24 Lockwood Road Kangaroo Flat VIC 3555

Sold Price

\$305,000

Sold Date **09-Mar-20**

3 1 2

Distance **0.31km**



2 Menzies Court Kangaroo Flat VIC 3555

Sold Price

\$325,000

Sold Date **22-May-20**

3 1 2

Distance **0.64km**



282 Mackenzie Street West Kangaroo Flat VIC 3555

Sold Price

\$339,000

Sold Date **14-Apr-20**

3 1 2

Distance **0.46km**



289 Mackenzie Street West Kangaroo Flat VIC 3555

Sold Price

\$284,000

Sold Date **13-Mar-20**

3 1 2

Distance **0.43km**

Notes from your agent

This sold far too cheaply

RS = Recent sale UN = Undisclosed Sale

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