

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



123 OLYMPIC PARADE, KANGAROO FLAT,  -  -  -

Indicative Selling Price

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

Single Price: **\$109,900**

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (Vacant Land)

\$127,000

01 January 2017 to 31 March 2017

Provided by: 

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.



103 LOCKWOOD RD, KANGAROO FLAT, VIC

 -  -  -

Sale Price

\$122,000

Sale Date: 23/02/2016

Distance from Property: 1.5km



20 EMMETT ST, GOLDEN SQUARE, VIC 3555

 -  -  -

Sale Price

\$100,000

Sale Date: 15/03/2016

Distance from Property: 2.3km



113 LOCKWOOD RD, KANGAROO FLAT, VIC

 -  -  -

Sale Price

\$115,000

Sale Date: 12/12/2016

Distance from Property: 1.5km



This report has been compiled on 22/06/2017 by Tony Harrington Estate Agents. 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

123 OLYMPIC PARADE, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Single Price:

\$109,900

Median sale price

Median price

\$127,000

House

Unit


Suburb

KANGAROO FLAT

Period

01 January 2017 to 31 March 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
103 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$122,000	23/02/2016
20 EMMETT ST, GOLDEN SQUARE, VIC 3555	\$100,000	15/03/2016
113 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$115,000	12/12/2016