

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



123 OLYMPIC PARADE, KANGAROO FLAT, 🕮 - 🕒 - 😂 -







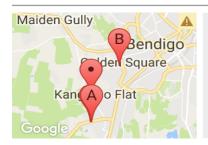
Indicative Selling Price

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: **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.



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



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/unde | rquoting |
|-------------------------|------------------------------------|----------|
| 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 | p | ricefinder |

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 |

