

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 or
locality and postcode

18B Elizabeth Street, 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)

Range between \$320,000 & \$335,000

Median sale price

Median price

\$330,000

Property type

Unit

Suburb

Kangaroo Flat

Period - From

27th September 2018

to

27th September 2019

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
39B Alder Street, Kangaroo Flat Vic 3555	\$300,000	02/10/2019
203A Aspinall Street, Kangaroo Flat Vic 3555	\$297,000	29/08/2019
128 Lockwood Road, Kangaroo Flat Vic 3555	\$307,500	23/08/2019

This Statement of Information was prepared on: 31st October 2019