

Blake Hedley
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 Muir 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)

Single Price

or range
between

\$340,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

*House

X

*Unit

Suburb

Kangaroo Flat

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

38 Muriel Street Kangaroo Flat VIC 3555	\$345,000	13-Feb-19
5 Timberview Terrace Kangaroo Flat VIC 3555	\$354,000	10-Dec-18
21 Grantham Terrace Kangaroo Flat VIC 3555	\$397,000	20-Nov-18

OR

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

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38 Muriel Street Kangaroo Flat VIC 3555

4 1 1

Sold Price

\$345,000

Sold Date

13-Feb-19

Distance

1.86km



5 Timberview Terrace Kangaroo Flat VIC 3555

4 2 2

Sold Price

\$354,000

Sold Date

10-Dec-18

Distance

1.88km



21 Grantham Terrace Kangaroo Flat VIC 3555

4 2 2

Sold Price

\$397,000

Sold Date

20-Nov-18

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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