

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

2 Klim Avenue, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$470,000

&

\$495,000

Median sale price

Median price \$335,000

House

X

Unit

Suburb or locality

Kangaroo Flat

Period - From 01/10/2018

to

31/12/2018

Source REIV

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 eighteen 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
1	2 Gledhill Rise KANGAROO FLAT 3555	\$480,000	28/11/2018
2	4 Billiard Ct KANGAROO FLAT 3555	\$480,000	07/01/2019
3	63 Soldatos Dr GOLDEN SQUARE 3555	\$480,000	27/07/2018

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 eighteen months.



4 3 3

Rooms:
Property Type: House
Land Size: 731 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$495,000
Median House Price
December quarter 2018: \$335,000

Comparable Properties



2 Gledhill Rise KANGAROO FLAT 3555 (VG)

Agent Comments

4 - -

Price: \$480,000
Method: Sale
Date: 28/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 931 sqm approx



4 Billiard Ct KANGAROO FLAT 3555 (REI/VG)

Agent Comments

4 2 2

Price: \$480,000
Method: Private Sale
Date: 07/01/2019
Rooms: 13
Property Type: House
Land Size: 763 sqm approx



63 Soldatos Dr GOLDEN SQUARE 3555 (VG)

Agent Comments

4 - -

Price: \$480,000
Method: Sale
Date: 27/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 593 sqm approx