

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 andpostcode

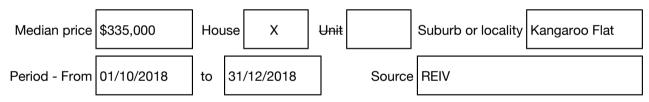
2 Klim Avenue, Kangaroo Flat Vic 3555

## Indicative selling price

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

Range between \$470,000	&	\$495,000
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#### Median sale price



#### 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.

Account - Dungey Carter Ketterer | P: 03 5440 5000

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

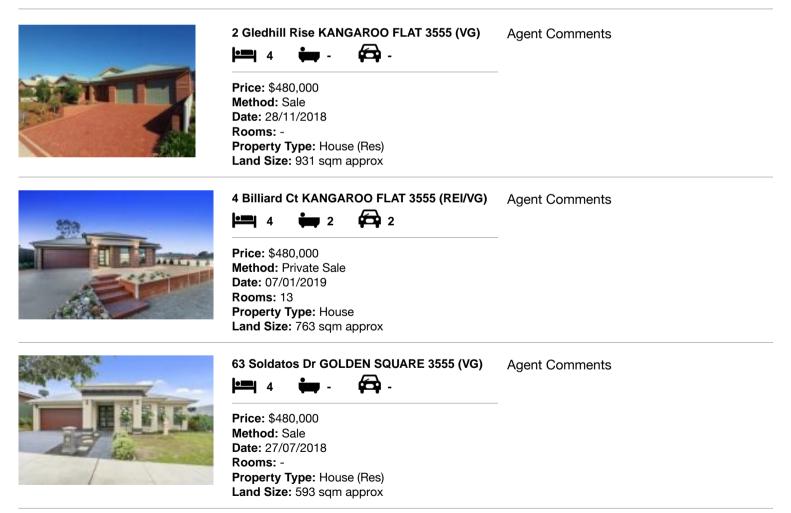






Rooms: Property Type: House Land Size: 731 sqm approx Agent Comments Indicative Selling Price \$470,000 - \$495,000 Median House Price December quarter 2018: \$335,000

# **Comparable Properties**



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