

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

39b Alder Street, Kangaroo Flat VIC 3555

Indicative selling price

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

Single Price \$315,000

Median sale price

Median Price \$322,500

Property
Type House

Suburb Kangaroo Flat

Period - From Jan 2019

to May 2019

Source Corelogic

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

1	1/494 High St, Golden Square VIC 3555	\$296,000	07/08/2018
2	2/494 High St, Golden Square VIC 3555	\$296,000	07/08/2018
3	3C High St, Golden Square VIC 3555	\$297,000	22/02/2019

This statement of Information was prepared on: 12/09/19