

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

1 7	
Address Including suburb or locality andpostcode	

Indicative selling price

Property offered for sale

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

Range between	\$330,000	&	\$350,000
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Median sale price

Median price	\$325,500	Hou	ıse X	Unit		Suburb or locality	Kangaroo Flat
Period - From	01/04/2018	to	31/03/2019		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.

Add	dress of comparable property	Price	Date of sale
1	1 Colrae Ct GOLDEN SQUARE 3555	\$362,000	29/11/2018
2	7/10 Gordon St SPRING GULLY 3550	\$350,000	31/10/2018
3	3b Kinrap St KANGAROO FLAT 3555	\$322,000	01/11/2018

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.

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Rooms: Property Type: Agent Comments Indicative Selling Price \$330,000 - \$350,000 Median House Price Year ending March 2019: \$325,500

Comparable Properties



1 Colrae Ct GOLDEN SQUARE 3555 (REI/VG)

3

a

G)

Agent Comments

Price: \$362,000 Method: Private Sale Date: 29/11/2018 Rooms: 6

Property Type: House Land Size: 676 sqm approx

7/10 Gordon St SPRING GULLY 3550 (REI)

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Agent Comments

Price: \$350,000 Method: Private Sale Date: 31/10/2018 Rooms: 4

Property Type: House



3b Kinrap St KANGAROO FLAT 3555 (REI/VG) Agent Comments

6

Price: \$322,000 Method: Private Sale Date: 01/11/2018 Rooms: 4

Property Type: House Land Size: 403 sqm approx

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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.

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