

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

1-5 3-5 Clarcoll Crescent, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$243,250

Property Type Unit

Suburb Kangaroo Flat

Period - From 01/10/2018

to 30/09/2019

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.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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.

This Statement of Information was prepared on:

28/10/2019 12:25

1-5 3-5 Clarcoll Crescent, Kangaroo Flat Vic 3555



Property Type: Block of Flats

Land Size: 2000 sqm approx

Agent Comments

Indicative Selling Price

\$695,000

Median Unit Price

Year ending September 2019: \$243,250

Comparable Properties

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



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.