

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/204 ASPINALL STREET, KANGAROO**

 2  1  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$215,000**

Provided by: Rick Bishop, Tony Harrington Estate Agents

## MEDIAN SALE PRICE



**KANGAROO FLAT, VIC, 3555**

**Suburb Median Sale Price (Unit)**

**\$236,000**

01 October 2016 to 31 March 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**4/127 MACKENZIE ST, GOLDEN SQUARE, VIC**

 2  1  1

**Sale Price**

**\$210,000**

Sale Date: 25/11/2016

Distance from Property: 1.3km



**4/49 CHUM ST, GOLDEN SQUARE, VIC 3555**

 2  1  1

**Sale Price**

**\$210,000**

Sale Date: 07/11/2016

Distance from Property: 3.1km



**3/41 HELM ST, KANGAROO FLAT, VIC 3555**

 2  1  1

**Sale Price**

**\$217,000**

Sale Date: 19/10/2016

Distance from Property: 1.7km



This report has been compiled on 27/06/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

2/204 ASPINALL STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$215,000

Median sale price

Median price

\$236,000

House

Unit

X


Suburb

KANGAROO FLAT

Period

01 October 2016 to 31 March 2017

Source



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
4/127 MACKENZIE ST, GOLDEN SQUARE, VIC 3555	\$210,000	25/11/2016
4/49 CHUM ST, GOLDEN SQUARE, VIC 3555	\$210,000	07/11/2016
3/41 HELM ST, KANGAROO FLAT, VIC 3555	\$217,000	19/10/2016