

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

34 Pattison Drive, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price \$345,000

Median sale price

Median price \$325,500

House

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.

	Address of comparable property	Price	Date of sale
1	13 Julie Ct KANGAROO FLAT 3555	\$352,000	09/08/2018
2	20 Elliott St GOLDEN SQUARE 3555	\$350,000	10/04/2018
3	34 Browning St KANGAROO FLAT 3555	\$345,000	26/03/2018

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.



3 2 1

Rooms:
Property Type: House
Land Size: 759 sqm approx
Agent Comments

Indicative Selling Price

\$345,000

Median House Price

Year ending March 2019: \$325,500

Comparable Properties



13 Julie Ct KANGAROO FLAT 3555 (REI/VG)

Agent Comments

4 2 2

Price: \$352,000
Method: Private Sale
Date: 09/08/2018
Rooms: 6
Property Type: House
Land Size: 734 sqm approx



20 Elliott St GOLDEN SQUARE 3555 (VG)

Agent Comments

3 - -

Price: \$350,000
Method: Sale
Date: 10/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 806 sqm approx



34 Browning St KANGAROO FLAT 3555 (VG)

Agent Comments

3 - -

Price: \$345,000
Method: Sale
Date: 26/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 926 sqm approx