

## 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](http://consumer.vic.gov.au/underquoting)

Single price \$345,000

#### Median sale price

Median price \$325,500 House ☒ 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.



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**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**

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**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**

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**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**

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