

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**125 OLYMPIC PARADE, KANGAROO FLAT,**  -  -  -

**Indicative Selling Price**

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

**Single Price:** **\$99,900**

## MEDIAN SALE PRICE



**KANGAROO FLAT, VIC, 3555**

**Suburb Median Sale Price (Vacant Land)**

**\$147,500**

01 April 2017 to 30 June 2017

Provided by:  **pricefinder**

## 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.



**103 LOCKWOOD RD, KANGAROO FLAT, VIC**  -  -  -

**Sale Price**

**\$122,000**

Sale Date: 23/02/2016

Distance from Property: 1.5km



**20 EMMETT ST, GOLDEN SQUARE, VIC 3555**  -  -  -

**Sale Price**

**\$100,000**

Sale Date: 15/03/2016

Distance from Property: 2.3km



**113 LOCKWOOD RD, KANGAROO FLAT, VIC**  -  -  -

**Sale Price**

**\$115,000**

Sale Date: 12/12/2016

Distance from Property: 1.5km



This report has been compiled on 25/07/2017 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

125 OLYMPIC PARADE, 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:

\$99,900

Median sale price

Median price

\$147,500

House

Unit


Suburb

KANGAROO FLAT

Period

01 April 2017 to 30 June 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
103 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$122,000	23/02/2016
20 EMMETT ST, GOLDEN SQUARE, VIC 3555	\$100,000	15/03/2016
113 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$115,000	12/12/2016