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REAL ESTATE

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# Statement of Information

3 KLIM AVENUE, KANGAROO FLAT, VIC 3555

Prepared by Bec Allen, Tweed Sutherland First National Real Estate



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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 KLIM AVENUE, KANGAROO FLAT, VIC**

4 2 4

### Indicative Selling Price

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

**Price Range: \$445,000 to \$465,000**

Provided by: Bec Allen, Tweed Sutherland First National Real Estate

## MEDIAN SALE PRICE



**KANGAROO FLAT, VIC, 3555**

Suburb Median Sale Price (House)

**\$305,000**

01 October 2016 to 30 September 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.



**8 STANSON PL, MAIDEN GULLY, VIC 3551**

4 2 2

### Sale Price

**\$460,000**

Sale Date: 24/11/2016

Distance from Property: 4.6km



**39 DANIEL DR, GOLDEN SQUARE, VIC 3555**

4 2 4

### Sale Price

**\$450,000**

Sale Date: 27/09/2016

Distance from Property: 993m



**8 BELAC ST, MAIDEN GULLY, VIC 3551**

4 2 2

### Sale Price

**\$460,000**

Sale Date: 06/07/2016

Distance from Property: 5km



This report has been compiled on 18/10/2017 by Tweed Sutherland First National Real Estate. 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

3 KLIM AVENUE, 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)

Price Range:

\$445,000 to \$465,000

Median sale price

Median price

\$305,000

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 October 2016 to 30 September 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
8 STANSON PL, MAIDEN GULLY, VIC 3551	\$460,000	24/11/2016
39 DANIEL DR, GOLDEN SQUARE, VIC 3555	\$450,000	27/09/2016
8 BELAC ST, MAIDEN GULLY, VIC 3551	\$460,000	06/07/2016