

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

17 Kilby Court, Kangaroo Flat VIC 3555

Indicative selling price

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

Range Between \$260,000

Median sale price

Median Price	\$322,500	Property Type	House	Suburb	Kangaroo Flat
Period - From	Jan 2019	to	May 2019	Source	Corelogic

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
1 22 Grevillea Ave, Kangaroo Flat VIC 3555	\$287,000	20/08/2018
2 3B Grevillea Ave, Kangaroo Flat VIC 3555	\$290,000	07/09/2018
3 5 Ming Crt, Kangaroo Flat VIC 3555	\$300,000	16/01/2019

This statement of Information was prepared on: 12/09/19