

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

107 LOCKWOOD ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$115,000 to \$118,000

Median sale price

Median price

\$135,000

House

Unit

Suburb

KANGAROO FLAT

Period

01 October 2016 to 30 September
2017

Source

 pricfinder

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
113 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$115,000	12/12/2016
3 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$127,000	25/11/2016
9 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$132,000	28/09/2016