

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

12 Ennor Place, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between

\$475,000

&

\$515,000

Median sale price

Median price

\$338,000

Property Type

House

Suburb

Kangaroo Flat

Period - From

01/04/2019

to

30/06/2019

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 Oakes PI GOLDEN SQUARE 3555	\$591,000	19/06/2019
2			
3			

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.~~

This Statement of Information was prepared on:

16/09/2019 13:11

12 Ennor Place, Kangaroo Flat Vic 3555



JanelleStevens
PROPERTY

Janelle Stevens

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Indicative Selling Price

\$475,000 - \$515,000

Median House Price

June quarter 2019: \$338,000



5 2 2

Property Type: House

Land Size: 735 sqm approx

Agent Comments

Comparable Properties



13 Oakes PI GOLDEN SQUARE 3555 (VG)

Agent Comments

5 - -

Price: \$591,000

Method: Sale

Date: 19/06/2019

Property Type: House (Res)

Land Size: 909 sqm approx

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.

Account - Janelle Stevens Property



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.