

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 CROSS STREET, KANGAROO FLAT,**

 **3**  **-**  **-**

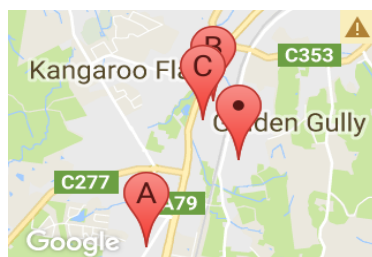
**Indicative Selling Price**

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

**Single Price: \$279,000**

Provided by: Rick Bishop, Tony Harrington Estate Agents

## MEDIAN SALE PRICE



**KANGAROO FLAT, VIC, 3555**

**Suburb Median Sale Price (House)**

**\$327,750**

01 October 2017 to 31 December 2017

Provided by: 

## 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.



**30 CRUSOE RD, KANGAROO FLAT, VIC 3555**

 **3**  **1**  **1**

**Sale Price**

**\$282,500**

Sale Date: 14/07/2017

Distance from Property: 1.8km



**10 MCLACHLAN ST, KANGAROO FLAT, VIC**

 **3**  **1**  **4**

**Sale Price**

**\$300,000**

Sale Date: 30/05/2017

Distance from Property: 929m



**3 BASLAR CRT, KANGAROO FLAT, VIC 3555**

 **3**  **1**  **2**

**Sale Price**

**\$283,000**

Sale Date: 16/01/2017

Distance from Property: 751m



This report has been compiled on 07/02/2018 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2018 - [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

14 CROSS STREET, 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:

\$279,000

Median sale price

Median price

\$327,750

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 October 2017 to 31 December 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
30 CRUSOE RD, KANGAROO FLAT, VIC 3555	\$282,500	14/07/2017
10 MCLACHLAN ST, KANGAROO FLAT, VIC 3555	\$300,000	30/05/2017
3 BASLAR CRT, KANGAROO FLAT, VIC 3555	\$283,000	16/01/2017