



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 6 Montana Place, KANGAROO FLAT 3555

### Indicative selling price

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

**Range \$420,000 - \$450,000**

### Median sale price

Median **House** for **KANGAROO FLAT** for period **Apr 2018 - Jun 2018**

Sourced from **Pricefinder**.

**\$323,000**

### 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 the most comparable to the property for sale.

**20 Sundew Drive**,  
Kangaroo Flat 3555

Price **\$465,000** Sold 14  
October 2017

**16 Irrabella Place**,  
Kangaroo Flat 3555

Price **\$460,000** Sold 13 July  
2018

**1 McInnes St**,  
Big Hill 3555

Price **\$425,000** Sold 29 May  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### PRDnationwide Bendigo

150 Lyttleton Terrace,  
Bendigo VIC 3550

#### Contact agents



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