

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

4 Anita Court, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$365,000

&

\$401,500

Median sale price

Median price \$330,000

House

X

Unit

Suburb or locality

Kangaroo Flat

Period - From 01/04/2018

to

30/06/2018

Source REIV

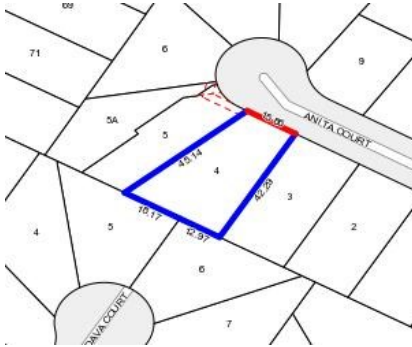
Comparable property sales (*Delete A or B below as applicable)

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	2 Paula Ct KANGAROO FLAT 3555	\$385,000	12/12/2017
2	2 Timberview Tce KANGAROO FLAT 3555	\$360,000	11/09/2017
3	24 Duke St KANGAROO FLAT 3555	\$352,000	09/01/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 986 sqm approx

Agent Comments

Indicative Selling Price

\$365,000 - \$401,500

Median House Price

June quarter 2018: \$330,000

Comparable Properties



2 Paula Ct KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$385,000

Method: Sale

Date: 12/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 1173 sqm approx



2 Timberview Tce KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 11/09/2017

Rooms: 6

Property Type: House

Land Size: 901 sqm approx



24 Duke St KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$352,000

Method: Sale

Date: 09/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 884 sqm approx