
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

17A John Street, Kangaroo Flat VIC 3555

Indicative selling price

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

\$285,000

&

\$310,000

Median sale price

Median price

\$311,000

House

X

Suburb or
locality

Kangaroo Flat

Period - From

May 14, 2018

to

May 25, 2018

Source

www.realestate.com.au

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
1. 95 Olympic Parade, Kangaroo Flat VIC 3555	\$255,000	17/10/17
2. 189 High Street, Kangaroo Flat VIC 3555	\$295,000	08/02/18
3. 2/30 Molesworth Road, Kangaroo Flat VIC 3555	\$257,000	07/02/18

Property data source: www.rpdata.com.au. Generated on 25/05/18.

Additional information about comparable sales.



Kangaroo Flat 95 Olympic Parade **3 BED 1 BATH 1 CAR 4 ROOMS**

METHOD Private
TYPE House
LAND Approx. 357m2



Kangaroo Flat 189 High Street **3 BED 1 BATH 1 CAR 4 ROOMS**

METHOD Private
TYPE House
LAND Approx. 441m2



Kangaroo Flat 2/30 Molesworth Road **2 BED 1 BATH 1 CAR 3 ROOMS**

METHOD Private
TYPE House
LAND Approx. 364m2