

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
A Including sul locality andpo	Lot 3 Robert Street, Kangaroo Flat Vic 3555									
Indicative sell	ing pric	e								
For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$175,	000								
Median sale price*										
Median price		F	louse		Unit		Suburb or locality	Kangaroo Flat		
Period - From		to				Source				

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.

Add	dress of comparable property	Price	Date of sale
1	20 Robert St KANGAROO FLAT 3555	\$170,000	12/11/2018
2	51 Wesley St KANGAROO FLAT 3555	\$165,000	01/12/2018
3	2 Kingerlee Dr KANGAROO FLAT 3555	\$155,000	19/11/2018

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.
- * When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Account - Dungey Carter Ketterer | P: 03 5440 5000





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Property Type:
Agent Comments

Comparable Properties

20 Robert St KANGAROO FLAT 3555 (VG)

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Price: \$170,000 Method: Sale Date: 12/11/2018

Rooms: -

Property Type: Land **Land Size:** 501 sqm approx

51 Wesley St KANGAROO FLAT 3555 (VG)

2 📛 -

Price: \$165,000 Method: Sale Date: 01/12/2018 Rooms: -

Property Type: Land Land Size: 652 sqm approx

2 Kingerlee Dr KANGAROO FLAT 3555 (VG)

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Price: \$155,000 Method: Sale Date: 19/11/2018 Rooms: -

Property Type: Land Land Size: 596 sqm approx

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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.

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Agent Comments

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