

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



60 LOCKWOOD ROAD, KANGAROO FLAT,  5  2  4

Indicative Selling Price

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

Price Range: **285,000 to \$285,000**

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$310,500

01 January 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.



91 MORRISON ST, KANGAROO FLAT, VIC 3555  3  1  2

Sale Price

\$280,000

Sale Date: 08/11/2017

Distance from Property: 1.3km



175 MACKENZIE ST, GOLDEN SQUARE, VIC  3  2  4

Sale Price

\$280,000

Sale Date: 25/10/2017

Distance from Property: 1.8km



15 OSBORN AVE, KANGAROO FLAT, VIC 3555  3  1  1

Sale Price

\$260,000

Sale Date: 27/11/2017

Distance from Property: 1.5km



This report has been compiled on 22/02/2018 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2018 - 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

60 LOCKWOOD ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

285,000 to \$285,000

Median sale price

Median price

\$310,500

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 January 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
91 MORRISON ST, KANGAROO FLAT, VIC 3555	\$280,000	08/11/2017
175 MACKENZIE ST, GOLDEN SQUARE, VIC 3555	\$280,000	25/10/2017
15 OSBORN AVE, KANGAROO FLAT, VIC 3555	\$260,000	27/11/2017