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REAL ESTATE

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Statement of Information

32 CARPENTER ST, KANGAROO FLAT, VIC 3555

Prepared by Di Long, Tweed Sutherland First National Real Estate



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REAL ESTATE

Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 CARPENTER ST, KANGAROO FLAT,

3 1 2

Indicative Selling Price

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

Price Range:

\$240,000 to \$260,000

Provided by: Di Long, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$313,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.



18 HINES CRT, KANGAROO FLAT, VIC

3 1 2

Sale Price

***\$252,000**

Sale Date: 12/02/2018

Distance from Property: 2km



29 ALDER ST, KANGAROO FLAT, VIC

3 1 1

Sale Price

***\$253,000**

Sale Date: 05/02/2018

Distance from Property: 1.5km



46 CRUSOE RD, KANGAROO FLAT, VIC

3 1 3

Sale Price

\$235,000

Sale Date: 25/10/2017

Distance from Property: 1.2km



This report has been compiled on 28/02/2018 by Tweed Sutherland First National Real Estate. 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

32 CARPENTER ST, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$240,000 to \$260,000

Median sale price

Median price

\$313,000

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
18 HINES CRT, KANGAROO FLAT, VIC 3555	*\$252,000	12/02/2018
29 ALDER ST, KANGAROO FLAT, VIC 3555	*\$253,000	05/02/2018
46 CRUSOE RD, KANGAROO FLAT, VIC 3555	\$235,000	25/10/2017