

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

47 Woolcock Avenue, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$265,000 & \$285,000

Median sale price

Median price \$327,250

Property Type House

Suburb Kangaroo Flat

Period - From 14/10/2018

to 13/10/2019

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 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	5 Graham St KANGAROO FLAT 3555	\$267,500	14/01/2019
2	16 Woolcock Av KANGAROO FLAT 3555	\$265,000	08/10/2018
3	75 Lockwood Rd KANGAROO FLAT 3555	\$263,000	02/03/2019

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 18 months.~~

This Statement of Information was prepared on:

14/10/2019 15:12



3 1 1

Property Type: House
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$265,000 - \$285,000
Median House Price
14/10/2018 - 13/10/2019: \$327,250

Comparable Properties



5 Graham St KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

3 1 2

Price: \$267,500
Method: Private Sale
Date: 14/01/2019
Property Type: House
Land Size: 537 sqm approx



16 Woolcock Av KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

3 1 2

Price: \$265,000
Method: Private Sale
Date: 08/10/2018
Property Type: House
Land Size: 614 sqm approx



75 Lockwood Rd KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

3 1 1

Price: \$263,000
Method: Private Sale
Date: 02/03/2019
Rooms: 4
Property Type: House