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 andpostcode	9 Holland Court, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price	$279,950

Median sale price

Median price	$328,750	House	X	~~Unit~~		Suburb or locality	Kangaroo Flat
Period - From	01/07/2018	to	30/06/2019		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 eighteen 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	12 William Dr KANGAROO FLAT 3555	$270,000	04/12/2018
2	75 Lockwood Rd KANGAROO FLAT 3555	$263,000	02/03/2019
3	47 Alder St KANGAROO FLAT 3555	$260,000	26/07/2019

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 eighteen months.~~

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Indicative Selling Pric
$279,95

Median House Pric
Year ending June 2019: $328,75

Rooms:
Property Type: Land
Land Size: 650 sqm approx
Agent Comments

Comparable Properties

12 William Dr KANGAROO FLAT 3555 (VG)

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Agent Comments

Price: $270,000
Method: Sale
Date: 04/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 702 sqm approx

75 Lockwood Rd KANGAROO FLAT 3555 (REI/VG)

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Agent Comments

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

47 Alder St KANGAROO FLAT 3555 (VG)

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Agent Comments

Price: $260,000
Method: Sale
Date: 26/07/2019
Rooms: -
Property Type: House (Res)
Land Size: 472 sqm approx