

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



56 LOCKWOOD ROAD, KANGAROO FLAT,  3  2  2

Indicative Selling Price

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

Single Price: **\$325,000**

Provided by: Rick Bishop, Tony Harrington Estate Agents

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$347,500

01 April 2017 to 30 June 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.



33 HOPE ST, KANGAROO FLAT, VIC 3555

 3  2  3

Sale Price

***\$340,000**

Sale Date: 26/06/2017

Distance from Property: 185m



15 HOWELL CRES, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

\$327,500

Sale Date: 09/12/2016

Distance from Property: 1.1km



118 NORELLE CRES, GOLDEN SQUARE, VIC

 3  2  2

Sale Price

\$332,500

Sale Date: 07/11/2016

Distance from Property: 1.7km



This report has been compiled on 03/07/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - 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

56 LOCKWOOD ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Single Price:

\$325,000

Median sale price

Median price

\$347,500

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 April 2017 to 30 June 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
33 HOPE ST, KANGAROO FLAT, VIC 3555	*\$340,000	26/06/2017
15 HOWELL CRES, KANGAROO FLAT, VIC 3555	\$327,500	09/12/2016
118 NORELLE CRES, GOLDEN SQUARE, VIC 3555	\$332,500	07/11/2016