

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

56 Browning Street, Kangaroo Flat Vic 3555

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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range \$187,000 – 199,000

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### Median sale price

Median Price \$128,000 | Land | Kangaroo Flat

Period – From 1<sup>st</sup> June 2017 to 1<sup>st</sup> June 2018 Source – RPdata

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### 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
4 Lovero Court, Kangaroo Flat Vic 3555	\$185,000	07/05/2018
6 Lovero Court, Kangaroo Flat Vic 3555	\$182,500	20/07/2018
Lot 27 Reville Close, Golden Square Vic 3555	\$172,500	09/01/2018