

## 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

21 William Drive, Kangaroo Flat Vic 3555

#### Indicative selling price

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

Range between \$315,000 & \$330,000

#### Median sale price

Median price \$335,000 House ☒ Unit ☐ Suburb or locality Kangaroo Flat

Period - From 01/10/2018 to 31/12/2018 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	4 Pauline Ct KANGAROO FLAT 3555	\$328,000	28/09/2018
2	17 Lowe St KANGAROO FLAT 3555	\$325,000	24/10/2018
3	124 Lockwood Rd KANGAROO FLAT 3555	\$322,500	20/03/2018

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 714 sqm approx

Agent Comments

**Indicative Selling Price**

\$315,000 - \$330,000

**Median House Price**

December quarter 2018: \$335,000

## Comparable Properties



**4 Pauline Ct KANGAROO FLAT 3555 (VG)**

Agent Comments



**Price:** \$328,000

**Method:** Sale

**Date:** 28/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 689 sqm approx



**17 Lowe St KANGAROO FLAT 3555 (VG)**

Agent Comments



**Price:** \$325,000

**Method:** Sale

**Date:** 24/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 718 sqm approx



**124 Lockwood Rd KANGAROO FLAT 3555 (REI/VG)**

Agent Comments



**Price:** \$322,500

**Method:** Private Sale

**Date:** 20/03/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 775 sqm approx