

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

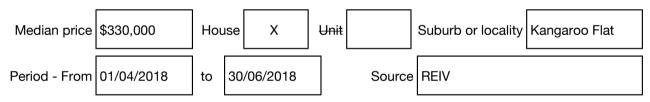
22 Magellan Crescent, Kangaroo Flat Vic 3555

#### Indicative selling price

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

Single price \$335,000

#### Median sale price



#### 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	214 Mackenzie St.W KANGAROO FLAT 3555	\$330,000	24/05/2018
2	124 Lockwood Rd KANGAROO FLAT 3555	\$322,500	20/03/2018
3	33 Magellan Cr KANGAROO FLAT 3555	\$320,000	02/05/2018

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.

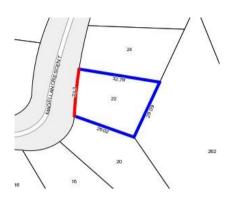
Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050

propertydata

#### Generated: 11/09/2018 15:41

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Land Land Size: 760 sqm approx Agent Comments Indicative Selling Price \$335,000 Median House Price June quarter 2018: \$330,000

# **Comparable Properties**



214 Mackenzie St.W KANGAROO FLAT 3555 (REI)



Price: \$330,000 Method: Private Sale Date: 24/05/2018 Rooms: 4 Property Type: House Land Size: 833 sqm approx

Agent Comments

Agent Comments



124 Lockwood Rd KANGAROO FLAT 3555 (REI/VG)



Price: \$322,500 Method: Private Sale Date: 20/03/2018 Rooms: 4 Property Type: House Land Size: 775 sqm approx

33 Magellan Cr KANGAROO FLAT 3555 (VG)

G) Agent Comments



Price: \$320,000 Method: Sale Date: 02/05/2018 Rooms: -Property Type: House (Res) Land Size: 820 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050

## Generated: 11/09/2018 15:41

♦ REIV



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.