

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



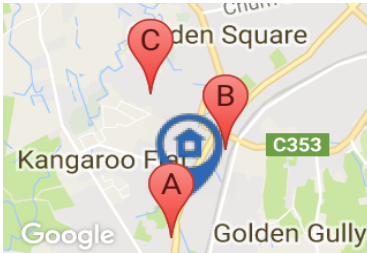
3 POTTERS LANE, KANGAROO FLAT, VIC  2  1  1

Indicative Selling Price

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

\$220,000

SUBURB MEDIAN



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$297,125

01 January 2017 to 31 March 2017

Provided by:  pricefinder

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.



4/5 CARPENTER ST, KANGAROO FLAT, VIC  2  1  1

Sale Price

***\$215,000**

Sale Date: 21/04/2017

Distance from Property: 648m



3/16 MCLACHLAN ST, GOLDEN SQUARE, VIC  2  1  1

Sale Price

***\$225,000**

Sale Date: 10/03/2017

Distance from Property: 836m



16 TIMBARRA DR, GOLDEN SQUARE, VIC 3555  2  1  2

Sale Price

\$222,500

Sale Date: 17/02/2017

Distance from Property: 1.6km



This report has been compiled on 18/05/2017 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

3 POTTERS LANE, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Single Price / Range

\$220,000

Median sale price

Median price

\$297,125

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 January 2017 to 31 March 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
4/5 CARPENTER ST, KANGAROO FLAT, VIC 3555	*\$215,000	21/04/2017
3/16 MCLACHLAN ST, GOLDEN SQUARE, VIC 3555	*\$225,000	10/03/2017
16 TIMBARRA DR, GOLDEN SQUARE, VIC 3555	\$222,500	17/02/2017