

## 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

2/44 Neil Street, Kangaroo Flat Vic 3556

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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 \$280,000-\$305,000

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### Median sale price

Median Price \$229,020 | Unit | Kangaroo Flat

Period – From January 2017 to September 2017 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
28 Elizabeth Street, Kangaroo Flat Vic 3556	\$335,000	27/04/2017
250A Mackenzie Street, Kangaroo Flat Vic 3556	\$286,000	27/06/2017
33 Browning Street, Kangaroo Flat Vic 3556	\$271,000	01/06/2017