

# 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

367 High Street, 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 & \$325,000

#### Median sale price

Median price \$313,500 House X Unit Suburb or locality Kangaroo Flat

Period - From 01/10/2017 to 30/09/2018 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 | 17 Lowe St KANGAROO FLAT 3555     | \$325,000 | 24/10/2018   |
| 2 | 1 Alma Ct KANGAROO FLAT 3555      | \$325,000 | 17/11/2017   |
| 3 | 7 Mclachlan St KANGAROO FLAT 3555 | \$302,000 | 30/01/2018   |

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:**  
**Agent Comments**

**Indicative Selling Price**  
\$315,000 - \$325,000  
**Median House Price**  
Year ending September 2018: \$313,500

## Comparable Properties



**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



**1 Alma Ct KANGAROO FLAT 3555 (REI/VG)**

**Agent Comments**



**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 17/11/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 612 sqm approx



**7 Mclachlan St KANGAROO FLAT 3555 (VG)**

**Agent Comments**



**Price:** \$302,000  
**Method:** Sale  
**Date:** 30/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 680 sqm approx