

## 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 5/6 ST GEORGE PARK 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)

Price Range: \$250,000 to \$270,000

#### Median sale price

Median price \$232,500

House

Unit

X

Suburb KANGAROO FLAT

Period 01 July 2016 to 30 June 2017

Source

pricefinder

#### 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
2 CAESIA CRT, KANGAROO FLAT, VIC 3555	\$267,000	03/03/2017
10/10 DRUID ST, GOLDEN SQUARE, VIC 3555	\$260,000	24/11/2016
6 LUKIN CRES, KANGAROO FLAT, VIC 3555	\$250,000	09/08/2016