

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

12 Lansell Street, Kangaroo Flat VIC 355

Indicative selling price

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

\$299,000 - \$329,000

Median sale price

Median price

\$322,250

House

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Suburb or
locality

Kangaroo Flat

Period - From

Jan 2nd 2019

to

Jan 9th 2019

Source

www.realestate.com.au

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
1. 19 Graham Street, Kangaroo Flat VIC 3555	\$310,000	Jun 21 st 2018
2. 214 Mackenzie Street West, Kangaroo Flat VIC 3555	\$330,000	May 14 th 2018
3. 24 Alder Street, Golden Square VIC 3555	\$315,000	Aug 8 th 2018

Property data source: www.rpdata.com

Generated on Jan 9th 2018.

Additional information about comparable sales.



Kangaroo Flat 19 Graham Street

3 BED 1 BATH 2 CAR

METHOD Private
TYPE House
LAND 629m2



Kangaroo Flat 214 Mackenzie Street West

3 BED 1 BATH 1 CAR

METHOD Private
TYPE House
LAND 831m2



Golden Square 24 Alder Street

3 BED 1 BATH 2 CAR

METHOD Private
TYPE House
LAND 462m2

Property data source: www.rpdata.com
Generated on Jan 9th 2018.