

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**126 OLYMPIC PARADE, KANGAROO FLAT,**  3  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$289,900**

## SUBURB MEDIAN



### KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

**\$298,750**

01 January 2017 to 31 March 2017

Provided by: 

## 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.



### 124 OLYMPIC PDE, KANGAROO FLAT, VIC

 3  1  2

Sale Price

**\$305,000**

Sale Date: 24/02/2017

Distance from Property: 19m



### 252 MACKENZIE ST, KANGAROO FLAT, VIC

 3  2  1

Sale Price

**\$277,500**

Sale Date: 23/09/2016

Distance from Property: 1km



### 29 JOHN ST, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

**\$290,000**

Sale Date: 16/09/2016

Distance from Property: 819m



This report has been compiled on 30/05/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

126 OLYMPIC PARADE, 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)

Single Price / Range

\$289,900

Median sale price

Median price

\$298,750

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
124 OLYMPIC PDE, KANGAROO FLAT, VIC 3555	\$305,000	24/02/2017
252 MACKENZIE ST, KANGAROO FLAT, VIC 3555	\$277,500	23/09/2016
29 JOHN ST, KANGAROO FLAT, VIC 3555	\$290,000	16/09/2016