

### **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

\$289,900

#### **SUBURB MEDIAN**



### **KANGAROO FLAT, VIC, 3555**

Suburb Median Sale Price (House)

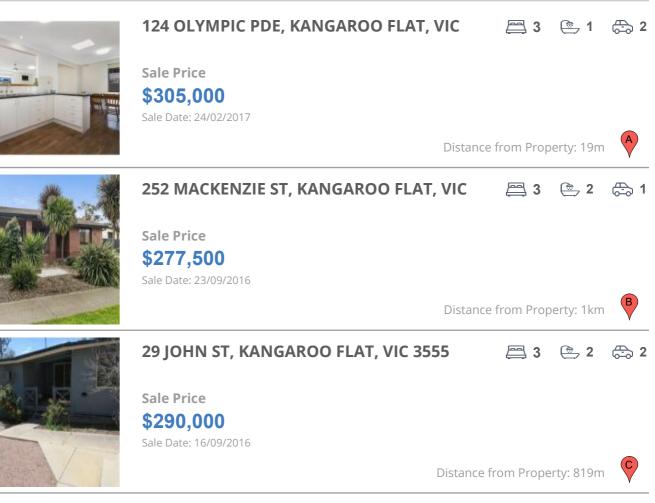
\$298,750

01 January 2017 to 31 March 2017

Provided by: pricefinder

### **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.



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

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# 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 126 OLYMPIC PARADE, KANGAROO FLAT, VIC 3555 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Single Price / Range \$289,900 Median sale price Suburb **KANGAROO FLAT** House Х Median price \$298,750 Unit Period 01 January 2017 to 31 March 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
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

