

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 19 Danson Avenue, Kangaroo Flat VIC 3555

Indicative selling price

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

\$265,000

&

\$270,000

Median sale price

Median price \$300,500

House

X

Suburb or
locality Kangaroo Flat

Period - From January 1st
2018

to January 9th
2018

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. 165 High Street, Kangaroo Flat VIC 3555	\$255,000	16/07/17
2. 16 Neil Street, Kangaroo Flat VIC 3555	\$300,000	01/11/17
3. 6 Osborn Avenue, Kangaroo Flat VIC 3555	\$271,000	19/07/17

Property data source: www.rpdata.com.au. Generated on 09/01/18.

Additional information about comparable sales.



Kangaroo Flat 165 High Street

3 BED 1 BATH 1 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 589m2



Kangaroo Flat 16 Neil Street

3 BED 1 BATH 1 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 559m2



Kangaroo Flat 6 Osborn Avenue

3 BED 1 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 689m2