

# **STATEMENT OF INFORMATION**

175 NICHOLAS LANE, KANGAROO GROUND, VIC 3097 PREPARED BY NICOLE ROWE, IAN REID VENDOR ADVOCATES

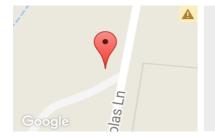


### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



## **MEDIAN SALE PRICE**



## KANGAROO GROUND, VIC, 3097

Suburb Median Sale Price (House)

\$1,000,000

01 January 2017 to 30 June 2017

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This report has been compiled on 07/09/2017 by Ian Reid Vendor Advocates. 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 in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 175 NICHOLAS LANE, KANGAROO GROUND, VIC 3097

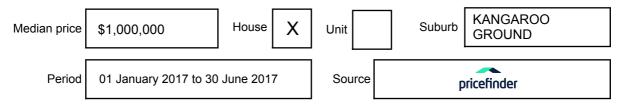
### Indicative selling price

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

Price Range:

e: \$1,630,000 to \$1,730,000

### Median sale price



### **Comparable property sales**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

