



# 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



**175 NICHOLAS LANE, KANGAROO**

 4  2  2

### Indicative Selling Price

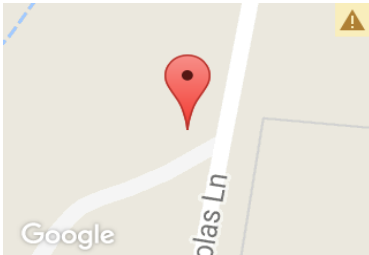
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$1,630,000 to \$1,730,000**

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**KANGAROO GROUND, VIC, 3097**

Suburb Median Sale Price (House)

**\$1,000,000**

01 January 2017 to 30 June 2017

Provided by: 

## 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.

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

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Price Range:

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

Median sale price

Median price

\$1,000,000

House

X

Unit

Suburb

KANGAROO  
GROUND

Period

01 January 2017 to 30 June 2017

Source

pricfinder

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.