

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

205A Aspinall Street, 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) (\*Delete single price or range as applicable)

Range between \$315,000 & \$325,000

### Median sale price

Median price

\$330,000

Property type

Townhouse

Suburb

Kangaroo Flat

Period - From

31<sup>st</sup> October 2018

to

31<sup>st</sup> October 2019

Source

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
4A Grevillia Avenue, Kangaroo Flat Vic 3555	\$335,000	27/11/2019
203A Aspinall Street, Kangaroo Flat Vic 3555	\$297,000	29/08/2019
128 Lockwood Road, Kangaroo Flat Vic 3555	\$307,500	23/08/2019

This Statement of Information was prepared on: 4<sup>th</sup> December 2019