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REAL ESTATE

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Statement of Information

2/30 MOLESWORTH ROAD, KANGAROO FLAT, VIC 3555

Prepared by Property Consultant, Office Phone: 03 5440 9500



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REAL ESTATE

| Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/30 MOLESWORTH ROAD, KANGAROO

2 1 1

Indicative Selling Price

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

Single Price: **\$259,000**

Provided by: Property Consultant, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (Unit)

\$212,000

01 January 2017 to 31 December 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.



3/18 EMMETT ST, GOLDEN SQUARE, VIC 3555

2 2 1

Sale Price

\$254,000

Sale Date: 16/08/2017

Distance from Property: 2km



2/16 STATION ST, KANGAROO FLAT, VIC 3555

2 1 1

Sale Price

\$262,500

Sale Date: 20/04/2017

Distance from Property: 1.5km



12 HIGHVIEW TCE, KANGAROO FLAT, VIC 3555

2 1 1

Sale Price

\$256,000

Sale Date: 26/09/2017

Distance from Property: 480m



This report has been compiled on 10/01/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

2/30 MOLESWORTH ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Single Price:

\$259,000

Median sale price

Median price

\$212,000

House

Unit

X


Suburb

KANGAROO FLAT

Period

01 January 2017 to 31 December 2017

Source



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
3/18 EMMETT ST, GOLDEN SQUARE, VIC 3555	\$254,000	16/08/2017
2/16 STATION ST, KANGAROO FLAT, VIC 3555	\$262,500	20/04/2017
12 HIGHVIEW TCE, KANGAROO FLAT, VIC 3555	\$256,000	26/09/2017