

# Statement of Information

2/30 MOLESWORTH ROAD, KANGAROO FLAT, VIC 3555

Prepared by Property Consultant, Office Phone: 03 5440 9500



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 2/30 MOLESWORTH ROAD, KANGAROO 🕮 2 🕒 1 🚓 1







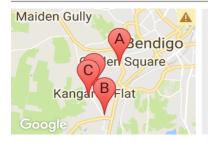
**Indicative Selling Price** 

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









Sale Price

\$262,500

Sale Date: 20/04/2017

Distance from Property: 1.5km





12 HIGHVIEW TCE, KANGAROO FLAT, VIC 3555 🕮 2 🕒 1









Sale Price

\$256.000

Sale Date: 26/09/2017

Distance from Property: 480m



# 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
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### 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 2017	December	r	Sou	rce	 p	ricefinder

# 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