

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

14 Ritchie Drive, Kangaroo Flat VIC 3555

Indicative selling price

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

Range Between

\$440,000 & \$460,000

Median sale price

Median Price

\$310,000

House



Suburb
or locality

Kangaroo Flat

Period - From

Jan 2018

to

Oct 2018

Source

Pricefinder

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

1	16 Irrabella Pl, Kangaroo Flat VIC 3555	\$460,000	29/06/2018
2	2 Queen St, Kangaroo Flat VIC 3555	\$440,000	09/03/2018
3	11 Klim Ave, Kangaroo Flat VIC 3555	\$430,000	22/03/2018