

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

8 Clarcoll Crescent South, Kangaroo Flat Vic 3555

Indicative selling price

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

Range \$425,000-\$450,000

Median sale price

Median Price \$367,750 | House | Kangaroo Flat

Period – From 12th March 2017 to 12th March 2018 Source – Realestate.com.au

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.