

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Chifley Avenue, 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)

Range Between

\$320,000 & \$340,000

Median sale price

Median Price

\$320,000

House



Suburb  
or locality

Kangaroo Flat

Period - From

Jan 2018

to

Nov 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	8 Lansell St, Kangaroo Flat VIC 3555	290,000	18/07/2018
2	19 Graham St, Kangaroo Flat VIC 3555	\$310,000	04/07/2018
3	3 Lansell St, Kangaroo Flat VIC 3555	\$325,000	19/05/2017