

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

13 MOCKRIDGE DRIVE, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$260,000 to \$280,000

Median sale price

Median price

\$305,000

House

X

Unit

Suburb

KANGAROO FLAT

Period

01 October 2016 to 30 September 2017

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
38 ALDER ST, GOLDEN SQUARE, VIC 3555	*\$262,000	30/11/2017
6 OSBORN AVE, KANGAROO FLAT, VIC 3555	\$271,000	19/07/2017
126 OLYMPIC PDE, KANGAROO FLAT, VIC 3555	\$289,900	07/07/2017