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REAL ESTATE

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Statement of Information

46 LOCKWOOD ROAD, KANGAROO FLAT, VIC 3555

Prepared by Di Long , Tweed Sutherland First National Real Estate



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 LOCKWOOD ROAD, KANGAROO FLAT,  4  1  5

Indicative Selling Price

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

Price Range: \$295,000 to \$320,000

Provided by: Di Long, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$310,000

01 January 2017 to 31 December 2017

Provided by: 

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.



18 BURROWES ST, GOLDEN SQUARE, VIC 3555  3  1  3

Sale Price

***\$340,000**

Sale Date: 19/12/2017

Distance from Property: 3.3km



327 MACKENZIE ST, KANGAROO FLAT, VIC  3  1  2

Sale Price

\$290,000

Sale Date: 29/08/2017

Distance from Property: 620m



391 HIGH ST, GOLDEN SQUARE, VIC 3555  3  1  3

Sale Price

***\$298,000**

Sale Date: 23/08/2017

Distance from Property: 2.7km



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14 ROWE ST, GOLDEN SQUARE, VIC 3555

 4  1  3

Sale Price

***\$284,000**

Sale Date: 31/10/2017

Distance from Property: 3km



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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

46 LOCKWOOD ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$295,000 to \$320,000

Median sale price

Median price

\$310,000

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 January 2017 to 31 December 2017

Source



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
18 BURROWES ST, GOLDEN SQUARE, VIC 3555	*\$340,000	19/12/2017
327 MACKENZIE ST, KANGAROO FLAT, VIC 3555	\$290,000	29/08/2017
391 HIGH ST, GOLDEN SQUARE, VIC 3555	*\$298,000	23/08/2017
14 ROWE ST, GOLDEN SQUARE, VIC 3555	*\$284,000	31/10/2017