

## 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 19 William Drive, 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)

\$280,000

&

\$300,000

### Median sale price

Median price \$315,000

House

X

Suburb or  
locality

Kangaroo Flat

Period - From

March 5<sup>th</sup>  
2018

to

March 14<sup>th</sup> 2018

Source

[www.realestate.com.au](http://www.realestate.com.au)

### 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. 3 Goodenia Avenue, Kangaroo Flat VIC 3555	\$298,000	24/11/17
2. 136 Lockwood Road, Kangaroo Flat VIC 3555	\$295,000	12/02/18
3. 44 Pattison Drive, Kangaroo Flat VIC 3555	\$285,000	19/12/17

## Additional information about comparable sales.



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**Kangaroo Flat 3 Goodenia Avenue**    **3 BED 1 BATH 2 CAR 4 ROOMS**

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 747m2



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**Kangaroo Flat 136 Lockwood Road**    **3 BED 1 BATH 2 CAR 4 ROOMS**

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 766m2



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**Kangaroo Flat 44 Pattison Drive**    **3 BED 1 BATH 2 CAR 4 ROOMS**

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 300m2