

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Ad Including subu locality andpost	ırb or	e Road, Kangaroo F	ilat Vic 3555	
Indicative sellin	g price			
For the meaning o	f this price see co	nsumer.vic.gov.au/	underquoting	
Range between	\$290,000	&	\$310,000	

Median sale price

Median price	\$316,250	Hou	ıse X	Unit		Suburb or locality	Kangaroo Flat
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	367 High St KANGAROO FLAT 3555	\$307,500	07/01/2019
2	17 Mitchell St KANGAROO FLAT 3555	\$299,500	26/04/2018
3	136 Lockwood Rd KANGAROO FLAT 3555	\$295,000	12/02/2018

OR

B* 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 eighteen months.

Account - Dungey Carter Ketterer | P: 03 5440 5000





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Property Type: House (Previously

Occupied - Detached) Land Size: 1003 sqm approx

Agent Comments

Indicative Selling Price \$290,000 - \$310,000 **Median House Price** Year ending December 2018: \$316,250

Comparable Properties



367 High St KANGAROO FLAT 3555 (REI)





Price: \$307,500 Method: Private Sale Date: 07/01/2019 Rooms: 4

Property Type: House

Agent Comments



17 Mitchell St KANGAROO FLAT 3555 (REI/VG) Agent Comments







Price: \$299,500 Method: Private Sale Date: 26/04/2018

Rooms: -

Property Type: House Land Size: 561 sqm approx

136 Lockwood Rd KANGAROO FLAT 3555

(REI/VG) **--**3





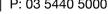
Price: \$295,000 Method: Private Sale Date: 12/02/2018

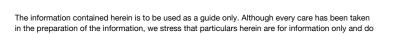
Rooms: 4

Property Type: House

Agent Comments







not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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