

## 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

8 LANSELL STREET, 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)

Price Range:

\$290,000 to \$310,000

### Median sale price

Median price

\$310,250

House

☒

Unit

☐

Suburb

KANGAROO FLAT

Period

01 April 2017 to 31 March 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
8 OSBORN AVE, KANGAROO FLAT, VIC 3555	\$290,000	26/02/2018
67 SHORT ST, KANGAROO FLAT, VIC 3555	\$300,000	06/11/2017
6 DUDLEY ST, KANGAROO FLAT, VIC 3555	\$305,000	04/12/2017