

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

Lot 18 Clarcoll Crescent South, Kangaroo Flat

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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range \$120,000 - \$125,000

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### Median sale price

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2)(b) of the Estate Agents Act 1980.

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### 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
12 Kingfisher Avenue, Kangaroo Flat	\$114,000	26/10/2017
14 Kingfisher Avenue, Kangaroo Flat	\$114,000	03/10/2017
10 Eldridge Court, Kangaroo Flat	\$136,000	13/11/2017