

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/45 CHURCH STREET, KANGAROO FLAT, 2 1 1

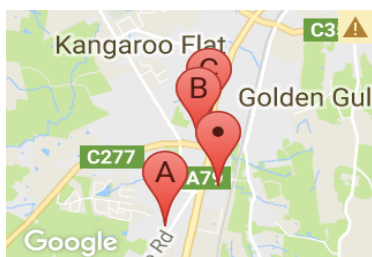
Indicative Selling Price

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

Single Price: **\$215,000**

Provided by: Greg Heard, Heard & Co. Real Estate

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (Unit)

\$227,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



2/19 ODEA CRES, KANGAROO FLAT, VIC 3555 2 1 1

Sale Price

\$220,000

Sale Date: 16/11/2017

Distance from Property: 911m



1/16 CARPENTER ST, KANGAROO FLAT, VIC 2 1 1

Sale Price

\$220,000

Sale Date: 18/08/2017

Distance from Property: 691m



4/5 CARPENTER ST, KANGAROO FLAT, VIC 2 1 1

Sale Price

\$215,000

Sale Date: 21/04/2017

Distance from Property: 916m



This report has been compiled on 18/05/2018 by Heard & Co. Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

3/45 CHURCH STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Single Price:

\$215,000

Median sale price

Median price

\$227,500

House

Unit

X

Suburb

KANGAROO FLAT

Period

01 April 2017 to 31 March 2018

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
2/19 ODEA CRES, KANGAROO FLAT, VIC 3555	\$220,000	16/11/2017
1/16 CARPENTER ST, KANGAROO FLAT, VIC 3555	\$220,000	18/08/2017
4/5 CARPENTER ST, KANGAROO FLAT, VIC 3555	\$215,000	21/04/2017