

## STATEMENT OF INFORMATION

165 HIGH STREET, KANGAROO FLAT, VIC 3555

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



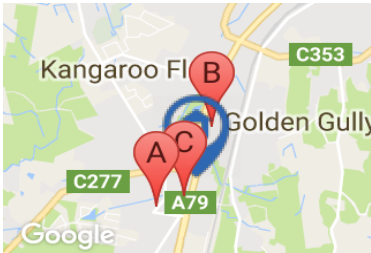
**165 HIGH STREET, KANGAROO FLAT, VIC**  3  1  -

### Indicative Selling Price

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

**\$260,000 to \$285,000**

## SUBURB MEDIAN



**KANGAROO FLAT, VIC, 3555**

Suburb Median Sale Price (House)

**\$301,250**

01 October 2016 to 31 March 2017

Provided by: 

## 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.



**14 MORRISON ST, KANGAROO FLAT, VIC 3555**  3  1  1

Sale Price

**\$280,000**

Sale Date: 17/02/2017

Distance from Property: 676m



**6 GRAHAM ST, KANGAROO FLAT, VIC 3555**  3  1  3

Sale Price

**\$240,000**

Sale Date: 23/11/2016

Distance from Property: 780m



**7 CHIFLEY AVE, KANGAROO FLAT, VIC 3555**  3  1  1

Sale Price

**\$265,000**

Sale Date: 23/11/2016

Distance from Property: 312m



This report has been compiled on 24/05/2017 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

165 HIGH 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)

Single Price / Range

\$260,000 to \$285,000

Median sale price

Median price

\$301,250

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 October 2016 to 31 March 2017

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
14 MORRISON ST, KANGAROO FLAT, VIC 3555	\$280,000	17/02/2017
6 GRAHAM ST, KANGAROO FLAT, VIC 3555	\$240,000	23/11/2016
7 CHIFLEY AVE, KANGAROO FLAT, VIC 3555	\$265,000	23/11/2016