

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 29 Alder Street, KANGAROO FLAT 3555

### Indicative selling price

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

**Single price \$240,000**

### Median sale price

Median **House** for **KANGAROO FLAT** for period **Dec 2016 - Dec 2017**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$304,000**

### 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 the most comparable to the property for sale.

**6 Graham Street,**  
Kangaroo Flat 3555

**Price \$240,000** Sold 23  
November 2016

**13 Guthrie Street,**  
Kangaroo Flat 3555

**Price \$240,000** Sold 12  
November 2016

**16 Guthrie Street,**  
Kangaroo Flat 3555

**Price \$275,000** Sold 05 April  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House

3 beds

1 baths

1 parking

### Contact agents



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