

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

14 Needlewood Drive, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price \$799,000

Median sale price

Median price \$335,000 House X Unit Suburb or locality Kangaroo Flat

Period - From 01/10/2018 to 31/12/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1		
2		
3		

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

14 Needlewood Drive, Kangaroo Flat Vic 3555



Dungey Carter Ketterer
REAL ESTATE AGENTS

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Rooms:

Property Type: Land

Land Size: 793 sqm approx

Agent Comments

Indicative Selling Price

\$799,000

Median House Price

December quarter 2018: \$335,000

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.