

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

22 Magellan Crescent, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price

\$335,000

Median sale price

Median price

\$330,000

House

X

Unit

Suburb or locality

Kangaroo Flat

Period - From

01/04/2018

to

30/06/2018

Source

REIV

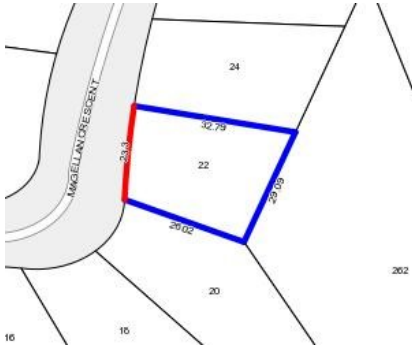
Comparable property sales (*Delete A or B below as applicable)

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	214 Mackenzie St.W KANGAROO FLAT 3555	\$330,000	24/05/2018
2	124 Lockwood Rd KANGAROO FLAT 3555	\$322,500	20/03/2018
3	33 Magellan Cr KANGAROO FLAT 3555	\$320,000	02/05/2018

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.



Rooms:
Property Type: Land
Land Size: 760 sqm approx
Agent Comments

Indicative Selling Price
\$335,000
Median House Price
June quarter 2018: \$330,000

Comparable Properties



214 Mackenzie St.W KANGAROO FLAT 3555 (REI) **Agent Comments**



Price: \$330,000
Method: Private Sale
Date: 24/05/2018
Rooms: 4
Property Type: House
Land Size: 833 sqm approx



124 Lockwood Rd KANGAROO FLAT 3555 (REI/VG) **Agent Comments**



Price: \$322,500
Method: Private Sale
Date: 20/03/2018
Rooms: 4
Property Type: House
Land Size: 775 sqm approx



33 Magellan Cr KANGAROO FLAT 3555 (VG) **Agent Comments**



Price: \$320,000
Method: Sale
Date: 02/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 820 sqm approx