

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	26 Ritchie Drive, Kangaroo Flat Vic 3555
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Indicative selling price

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

Range between	\$770,000	&	\$830,000
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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		
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.



Indicative Selling Price
\$770,000 - \$830,000
Median House Price
June quarter 2018: \$330,000



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. There have been sales in the price range however they are not comparable with Ritchie Drive - they are much older homes and on acreage. There are properties that have been sold in the past 18 months for just under the indicative selling price of Ritchie Drive, however they are not comparable at all - not of the same quality.

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