

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

367 High Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$315,000 & \$325,000

Median sale price

Median price \$313,500 House X Unit Suburb or locality Kangaroo Flat

Period - From 01/10/2017 to 30/09/2018 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	17 Lowe St KANGAROO FLAT 3555	\$325,000	24/10/2018
2	1 Alma Ct KANGAROO FLAT 3555	\$325,000	17/11/2017
3	7 Mclachlan St KANGAROO FLAT 3555	\$302,000	30/01/2018

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:
Agent Comments

Indicative Selling Price
\$315,000 - \$325,000
Median House Price
Year ending September 2018: \$313,500

Comparable Properties



17 Lowe St KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$325,000
Method: Sale
Date: 24/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 718 sqm approx



1 Alma Ct KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 17/11/2017
Rooms: 4
Property Type: House
Land Size: 612 sqm approx



7 Mclachlan St KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$302,000
Method: Sale
Date: 30/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 680 sqm approx