

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

39/266-270 High Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$170,000

&

\$180,000

Median sale price

Median price \$247,500 House Unit X Suburb or locality Kangaroo Flat

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

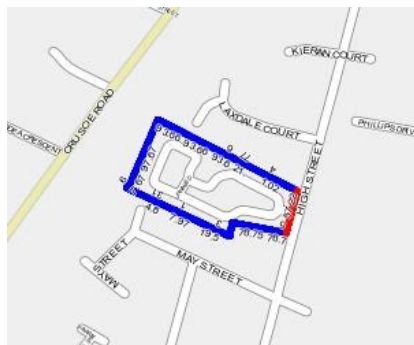
Comparable property sales (*Delete A or B below as applicable)

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	53/266-270 High St KANGAROO FLAT 3555	\$217,000	03/12/2018
2	36/1-11 Furness St KANGAROO FLAT 3555	\$214,500	05/02/2019
3	3/1-11 Furness St KANGAROO FLAT 3555	\$180,000	02/07/2018

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
\$170,000 - \$180,000
Median Unit Price
Year ending December 2018: \$247,500

Comparable Properties



53/266-270 High St KANGAROO FLAT 3555
(REI)

Agent Comments



Price: \$217,000
Method: Private Sale
Date: 03/12/2018
Rooms: 3
Property Type: Unit



36/1-11 Furness St KANGAROO FLAT 3555
(REI)

Agent Comments



Price: \$214,500
Method: Private Sale
Date: 05/02/2019
Rooms: 3
Property Type: Unit



3/1-11 Furness St KANGAROO FLAT 3555
(REI)

Agent Comments



Price: \$180,000
Method: Private Sale
Date: 02/07/2018
Rooms: 3
Property Type: Unit