

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 John Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price

\$349,000

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	34 Browning St KANGAROO FLAT 3555	\$345,000	26/03/2018
2	112 Symonds St GOLDEN SQUARE 3555	\$343,000	30/10/2017
3	14 Belinda Av GOLDEN SQUARE 3555	\$340,000	17/04/2018

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.

39 John Street, Kangaroo Flat Vic 3555



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Indicative Selling Price
\$349,000

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



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1411 sqm approx

Agent Comments

Comparable Properties



34 Browning St KANGAROO FLAT 3555 (VG) **Agent Comments**

3 -

Price: \$345,000

Method: Sale

Date: 26/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 926 sqm approx



112 Symonds St GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

3 1 2

Price: \$343,000

Method: Private Sale

Date: 30/10/2017

Rooms: 4

Property Type: House

Land Size: 640 sqm approx



14 Belinda Av GOLDEN SQUARE 3555 (VG) **Agent Comments**

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Price: \$340,000

Method: Sale

Date: 17/04/2018

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 651 sqm approx