

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

5a Cross Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$330,000

&

\$350,000

Median sale price

Median price \$325,500

House

X

Unit

Suburb or locality

Kangaroo Flat

Period - From 01/04/2018

to

31/03/2019

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	1 Colrae Ct GOLDEN SQUARE 3555	\$362,000	29/11/2018
2	7/10 Gordon St SPRING GULLY 3550	\$350,000	31/10/2018
3	3b Kinrap St KANGAROO FLAT 3555	\$322,000	01/11/2018

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
\$330,000 - \$350,000
Median House Price
Year ending March 2019: \$325,500

Comparable Properties



1 Colrae Ct GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**



Price: \$362,000
Method: Private Sale
Date: 29/11/2018
Rooms: 6
Property Type: House
Land Size: 676 sqm approx



7/10 Gordon St SPRING GULLY 3550 (REI) **Agent Comments**



Price: \$350,000
Method: Private Sale
Date: 31/10/2018
Rooms: 4
Property Type: House



3b Kinrap St KANGAROO FLAT 3555 (REI/VG) **Agent Comments**



Price: \$322,000
Method: Private Sale
Date: 01/11/2018
Rooms: 4
Property Type: House
Land Size: 403 sqm approx