

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

5 SYMES STREET, KANGAROO FLAT

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (Delete single price or range as applicable)

Range between \$275,000 & \$295,000

Median sale price

Median price \$335,000

Property type House

Suburb Kangaroo Flat

Period - From 01/10/18

to

30/09/19

Source Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
4 GREVILLEA AVE, KANGAROO FLAT	\$307,500	31/05/2019
26 LOWE ST, KANGAROO FLAT	\$276,000	24/05/2019
2 BROAD CRT, KANGAROO FLAT	\$301,000	11/10/2019

This Statement of Information was prepared on: 20/11/2019