## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address
Including suburb and postcode

3 Miners Rest Kangaroo Flat VIC 3555

## Indicative selling price

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

Single Price	\$129,500	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$134,750	Prop	erty type	ty type Land		Suburb	Kangaroo Flat
Period-from	01 Dec 2018	to	30 Nov 2	2019	Source		Corelogic

## 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 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
1A Miners Rest Kangaroo Flat VIC 3555	\$130,000	25-Jan-19
100 Norelle Crescent Golden Square VIC 3555	\$125,000	21-Dec-18

#### 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 18 months.

This Statement of Information was prepared on: 03 December 2019





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1A Miners Rest Kangaroo Flat VIC 3555

Sold Price

\$130,000 Sold Date 25-Jan-19

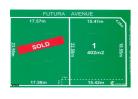
**■** 3

₾ 2

\$ 2

Distance

0.02km



100 Norelle Crescent Golden Square VIC 3555

Sold Price

**\$125,000** Sold Date **21-Dec-18** 

Distance

3.95km

**RS** = Recent sale UN = Undisclosed Sale

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