

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

57 Church Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price \$245,000

Median sale price*

Median price House Unit Suburb or locality Kangaroo Flat

Period - From to Source

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	6/18 Lowe St KANGAROO FLAT 3555	\$265,000	10/11/2017
2	10/17 Grantham Tce KANGAROO FLAT 3555	\$244,628	11/07/2017
3	3/20 Hill St KANGAROO FLAT 3555	\$210,000	31/07/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 2  1  1

Rooms:
Property Type: House
Land Size: 184 sqm approx
Agent Comments

Indicative Selling Price
\$245,000
No median price available

This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

Comparable Properties



6/18 Lowe St KANGAROO FLAT 3555 (VG) **Agent Comments**

 3  -  -

Price: \$265,000
Method: Sale
Date: 10/11/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

10/17 Grantham Tce KANGAROO FLAT 3555 (VG) **Agent Comments**

 3  -  -

Price: \$244,628
Method: Sale
Date: 11/07/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

3/20 Hill St KANGAROO FLAT 3555 (VG) **Agent Comments**

 3  -  -

Price: \$210,000
Method: Sale
Date: 31/07/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)