



## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address	39b Alder Street, Kangaroo Flat, VIC 3555
---------	---

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$  or range between  &

### Median sale price

Median price  \*House  \*unit  Suburb or locality

Period - From  to  Source

## Comparable property sales

These are the three properties sold within two kilometres/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
1: 200 McKenzie St West, Kangaroo Flat	\$300,000	22/02/2018
2: 12 Diamond Court, Kangaroo Flat	\$315,000	05/12/2018
3: 3b Kinrap Street, Kangaroo Flat	\$322,000	01/11/2018

