

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

Range between

\$245,000

&

\$255,000

Median sale price

Median price

\$246,500

House

Unit

X

Suburb or locality

Kangaroo Flat

Period - From

01/04/2017

to

31/03/2018

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	2/139 Rowan St BENDIGO 3550	\$255,000	15/03/2018
2	1/18 Timbarra Dr GOLDEN SQUARE 3555	\$250,000	02/01/2018
3	10/17 Grantham Tce KANGAROO FLAT 3555	\$244,628	11/07/2017

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.



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Rooms:
Property Type: House
Land Size: 326 sqm approx
Agent Comments

Indicative Selling Price
\$245,000 - \$255,000
Median Unit Price
Year ending March 2018: \$246,500

Comparable Properties



2/139 Rowan St BENDIGO 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$255,000
Method: Private Sale
Date: 15/03/2018
Rooms: 3
Property Type: Unit



1/18 Timbarra Dr GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

2 1 1

Price: \$250,000
Method: Private Sale
Date: 02/01/2018
Rooms: 3
Property Type: Unit

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)