

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

11 Short 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)

Single price \$* or range between \$355,000 & \$375,000

Median sale price

(*Delete house or unit as applicable)

Median price \$297,125 *House *Unit Suburb or locality Kangaroo Flat

Period - From 03/07/16 to 10/07/17 Source RP DATA

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
1. 3 Grantham Terrace, Kangaroo Flat	\$320,000	27/01/17
2. 395 High Street, Golden Square	\$410,000	09/02/17
3. 9 MacDougal Road, Golden Square	\$342,000	13/03/17

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.