

## 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

15 Douglas Street, Kangaroo Flat

#### Indicative selling price

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

Single price

\$\*

or range between

\$290,000

&

\$310,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$240,000

\*House

X

\*Unit

Suburb  
or locality

Kangaroo Flat

Period - From

01/04/2017

to

30/06/2017

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 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 76 Browning St, KANGAROO FLAT	\$310,000	19/07/2017
2 124 Symonds St GOLDEN SQUARE	\$300,000	03/08/2017
3 9 Leonard Av FLORA HILL	\$291,000	29/07/2017

**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 18 months.