
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 and
postcode

Unit 1/189 High Street, Kangaroo Flat VIC 3555
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Indicative selling price

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

\$245,000

&

\$260,000

Median sale price

Median price

\$311,000

 Unit

X

 Suburb or locality

Kangaroo Flat

Period - From

May 14, 2018

 to

May 25, 2018

 Source

www.realestate.com.au
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Comparable property sales

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. 1/18 Station Street, Kangaroo Flat VIC 3555	\$255,000	16/03/18
2. 10/17 Grantham Terrace, Kangaroo Flat VIC 3555	\$244,628	11/07/17
3. 4/18 Station Street, Kangaroo Flat VIC 3555	\$250,000	22/06/17

Property data source: www.rpdata.com.au. Generated on 25/05/18.

Additional information about comparable sales.



Kangaroo Flat 1/18 Station Street **3 BED 1 BATH 1 CAR 4 ROOMS**

METHOD Private
TYPE House
LAND Approx. 297m2



Kangaroo Flat 10/17 Grantham Terrace **3 BED - BATH - CAR 3 ROOMS**

METHOD Private
TYPE House
LAND Approx. 439m2



Kangaroo Flat 4/18 Station Street **2 BED 1 BATH 1 CAR 3 ROOMS**

METHOD Private
TYPE House
LAND Approx. 248m2