

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

6/21 John Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between

\$215,000

&

\$225,000

Median sale price*

Median price

\$189,000

House

Unit

X

Suburb or locality

Kangaroo Flat

Period - From

20/02/2017

to

20/02/2018

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	2/16 Carpenter St KANGAROO FLAT 3555	\$220,000	18/08/2017
2	2/204 Aspinall St KANGAROO FLAT 3555	\$210,000	27/07/2017
3	2/256 Mackenzie St.W KANGAROO FLAT 3555	\$210,000	31/05/2017

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$215,000 - \$225,000
Median Unit Price *
20/02/2017 - 20/02/2018: \$189,000
* Agent calculated median

Comparable Properties



2/16 Carpenter St KANGAROO FLAT 3555 (VG) Agent Comments



Price: \$220,000
Method: Sale
Date: 18/08/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/204 Aspinall St KANGAROO FLAT 3555 (VG) Agent Comments



Price: \$210,000
Method: Sale
Date: 27/07/2017
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



2/256 Mackenzie St.W KANGAROO FLAT 3555 Agent Comments
(REI/VG)



Price: \$210,000
Method: Private Sale
Date: 31/05/2017
Rooms: 3
Property Type: House