

#### 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 andpostcode

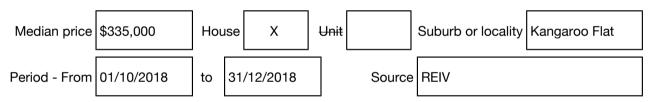
38 Muriel Street, Kangaroo Flat Vic 3555

#### Indicative selling price

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

Range between	\$330,000	&	\$360,000
Range between	\$330,000	ă.	\$360,000

#### Median sale price



#### 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	79 Specimen Hill Rd GOLDEN SQUARE 3555	\$355,000	23/11/2018
2	109 Aspinall St GOLDEN SQUARE 3555	\$333,000	14/03/2018
3	5 Kinrap St KANGAROO FLAT 3555	\$333,000	01/08/2017

#### 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.

#### Account - Step Up Property

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Jaylee Dixon 0490035610 office@stepupproperty.com.au





Rooms: Property Type: House Land Size: 1111 sqm approx Agent Comments Indicative Selling Price \$330,000 - \$360,000 Median House Price December quarter 2018: \$335,000

Fully refurbished 4 bedroom home, shedding, over 1000m2.

### **Comparable Properties**



79 Specimen Hill Rd GOLDEN SQUARE 3555 Agent Comments (REI/VG)



Price: \$355,000 Method: Private Sale Date: 23/11/2018 Rooms: -Property Type: House Land Size: 1677 sqm approx



109 Aspinall St GOLDEN SQUARE 3555 (REI/VG)



Price: \$333,000 Method: Private Sale Date: 14/03/2018 Rooms: 7 Property Type: House Land Size: 990 sqm approx

5 Kinrap St KANGAROO FLAT 3555 (REI/VG)

2

Agent Comments

Agent Comments



Price: \$333,000 Method: Private Sale Date: 01/08/2017 Rooms: 6 Property Type: House Land Size: 805 sqm approx

Account - Step Up Property

## REIV Spropertydata

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