

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
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

Median sale price

Median price \$335,000 House Unit Suburb or locality Kangaroo Flat

Period - From 01/10/2018 to 31/12/2018 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	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.



3 1 0

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)

4 2 2

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 Agent Comments
(REI/VG)

4 3 2

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) Agent Comments

4 2 2

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