

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

141 Olympic Parade, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between

\$365,000

&

\$385,000

Median sale price

Median price

\$338,000

House

X

Unit

Suburb or locality

Kangaroo Flat

Period - From

01/04/2019

to

30/06/2019

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	5 Peace St KANGAROO FLAT 3555	\$370,000	23/11/2018
2	20 Austin Ct KANGAROO FLAT 3555	\$365,250	30/10/2018
3	29 Gresham Ct GOLDEN SQUARE 3555	\$360,000	16/01/2019

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: House
Land Size: 839.971 sqm approx
Agent Comments

Indicative Selling Price
\$365,000 - \$385,000
Median House Price
June quarter 2019: \$338,000

Features: Three bedrooms Built in robes Walk through robe into ensuite, vanity, shower, toilet Open plan Living, Kitchen, Dining Recently updated timber laminate flooring Recently updated Kitchen, island bench Very generous sized bathroom, granite overlay bench Vanity, bath, shower Two way toilet 3 x split systems, ceiling fans throughout Separate Laundry Shaded entertainment deck Double carport Approximate 10m x 6 m shed, concrete floor, 15 amp power Fenced rear yard

Comparable Properties



5 Peace St KANGAROO FLAT 3555 (REI/VG) Agent Comments



Price: \$370,000
Method: Private Sale
Date: 23/11/2018
Rooms: -
Property Type: House
Land Size: 734 sqm approx



20 Austin Ct KANGAROO FLAT 3555 (REI/VG) Agent Comments



Price: \$365,250
Method: Private Sale
Date: 30/10/2018
Rooms: 5
Property Type: House
Land Size: 653 sqm approx



29 Gresham Ct GOLDEN SQUARE 3555 (VG) Agent Comments



Price: \$360,000
Method: Sale
Date: 16/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 636 sqm approx