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### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb or locality andpostcode	141 Olympic Parade, Kangaroo Flat Vic 3555				
idicative selling price					

#### In

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

Range between \$365,000	&	\$385,000
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#### Median sale price

Median price	\$338,000	Hou	ıse 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.

Ad	dress 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 comparableproperties were sold within five kilometres of the property for sale in the last eighteen months.

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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

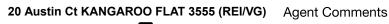


5 Peace St KANGAROO FLAT 3555 (REI/VG)

Price: \$370,000 Method: Private Sale Date: 23/11/2018

Rooms: -

Property Type: House Land Size: 734 sqm approx Agent Comments





Price: \$365.250 Method: Private Sale Date: 30/10/2018

Rooms: 5

Property Type: House

Land Size: 653 sqm approx









Price: \$360,000 Method: Sale Date: 16/01/2019

Rooms: -

Property Type: House (Res) Land Size: 636 sqm approx

**Agent Comments** 

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