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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

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

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PROPERTY OFFERED FOR SALE

**24 Austin Court, Kangaroo Flat, VIC 3555**

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INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single Price \$449,000**

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MEDIAN SALE PRICE

**Median price \$310,000 | House | Kangaroo Flat (3555)**

**Period - From 1 July 2017 to 30 June 2018 | Source - RP Data**

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COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
<b>5 BRONZE DRIVE, KANGAROO FLAT VIC 3555</b>	<b>\$490,000</b>	<b>19/07/2017</b>
<b>3 KLIM AVENUE, KANGAROO FLAT VIC 3555</b>	<b>\$440,000</b>	<b>09/11/2017</b>
<b>30 MAGELLAN CRESCENT, KANGAROO FLAT VIC 3555</b>	<b>\$435,000</b>	<b>09/04/2018</b>

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Please contact us for further information regarding this document  
or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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