

## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

### Indicative selling price

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

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### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Median price  House  Suburb or locality   
Period - From  to  Source

### 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
1. 2 Cobb Court, Kangaroo Flat VIC 3555	\$349,000	28/03/17
2. 16 Furness Street, Kangaroo Flat VIC 3555	\$383,000	28/03/17
3. 1 McInnes Street, Big Hill VIC 3555	\$425,000	14/10/17

Property data source: [www.rpdata.com.au](http://www.rpdata.com.au). Generated on 30/01/18.

## Additional information about comparable sales.



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**Kangaroo Flat 2 Cobb Court**      **3 BED 2 BATH 2 CAR 5 ROOMS**

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 573m<sup>2</sup>



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**Kangaroo Flat 16 Furness Street**      **3 BED 2 BATH 2 CAR 5 ROOMS**

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 648m<sup>2</sup>



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**Big Hill 1 McInnes Street**      **4 BED 2 BATH 2 CAR 6 ROOMS**

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 785m<sup>2</sup>