Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

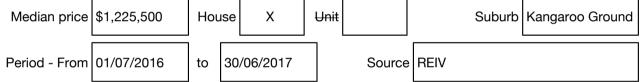
Address Including suburb and postcode

205 Watery Gully Road, Kangaroo Ground Vic 3097

Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000	
Median sale pri	ce			



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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		
3		

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Flannagan Peressini & Shaw | P: 03 9432 6889

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

205 Watery Gully Road, Kangaroo Ground Vic 3097





Rooms: Property Type: Lifestyle Property (Rur) Land Size: 76612 sqm approx Agent Comments Flannagan Peressini & Shaw Estate Agents 03 9432 6889 info@fpsrealestate.com.au

> Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending June 2017: \$1,225,500

Comparable Properties

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