

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 21 Muriel Street, Kangaroo Flat VIC 3555

Indicative selling price

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

\$330,000

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\$350,000

Median sale price

Median price \$300,000 House Suburb or locality Kangaroo Flat
Period - From November 20th 2017 to November 28th 2017 Source www.realestate.com.au

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. 7 Belladonna Rise Kangaroo Flat VIC 3555	\$355,000	20/10/17
2. 143 Lockwood Road Kangaroo Flat VIC 3555	\$370,000	04/07/17
3. 34 Irontree Close Kangaroo Flat VIC 3555	\$355,000	19/09/17

Property data source: www.rpdata.com.au. Generated on 28/11/17.

Additional information about comparable sales.



Kangaroo Flat 7 Belladonna Rise **3 BED 2 BATH 2 CAR 5 ROOMS**

METHOD Private
TYPE House
LAND Approx. 903m²



Kangaroo Flat 143 Lockwood Road **3 BED 2 BATH 2 CAR 5 ROOMS**

METHOD Private
TYPE House
LAND Approx. 720m²



Kangaroo Flat 34 Irontree Close **3 BED 2 BATH 3 CAR 5 ROOMS**

METHOD Private
TYPE House
LAND Approx. 738m²