

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

9 Hope Street, Kangaroo Flat VIC 3555

Indicative selling price

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

\$330,000

&

\$350,000

Median sale price

Median price	<table border="1"><tr><td>\$295,200</td></tr></table>	\$295,200	*House	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Kangaroo Flat</td></tr></table>	Kangaroo Flat
\$295,200								
X								
Kangaroo Flat								
Period - From	<table border="1"><tr><td>As of 1st of May 2017</td></tr></table>	As of 1 st of May 2017	Source	<table border="1"><tr><td>www.realestate.com.au</td></tr></table>			www.realestate.com.au	
As of 1 st of May 2017								
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. 12 High Street, Kangaroo Flat VIC 3555	\$325,000	15/05/17
2. 33 Hope Street, Kangaroo Flat VIC 3555	\$340,000	26/06/17
3. 17 Peace Street, Kangaroo Flat VIC 3555	\$360,000	08/05/17

Property data source: www.rpdata.com.au. Generated on 18/07/17

Additional information about comparable sales.



Kangaroo Flat 12 High Street

3 BED 2 BATH 4 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 1,158m²



Kangaroo Flat 33 Hope Street

3 BED 2 BATH 3 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 760m²



Kangaroo Flat 17 Peace Street

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 886m²