

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

19 Julie Court, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$329,000 Property Type House Suburb Kangaroo Flat

Period - From 01/07/2019 to 30/09/2019 Source REIV

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

A* 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	16 St George Park Dr KANGAROO FLAT 3555	\$402,000	29/04/2019
2	25 Robert St KANGAROO FLAT 3555	\$400,000	30/10/2018
3	15 Peace St KANGAROO FLAT 3555	\$397,000	22/07/2018

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$390,000 - \$420,000

Median House Price

September quarter 2019: \$329,000



 3  2  2

Property Type: House (New - Detached)

Land Size: 851 sqm approx

Agent Comments

Comparable Properties



16 St George Park Dr KANGAROO FLAT 3555 Agent Comments
(REI/VG)

 3  2  2

Price: \$402,000

Method: Private Sale

Date: 29/04/2019

Property Type: House

Land Size: 601 sqm approx



25 Robert St KANGAROO FLAT 3555 (REI/VG) Agent Comments

 3  2  2

Price: \$400,000

Method: Private Sale

Date: 30/10/2018

Rooms: 4

Property Type: House

Land Size: 669 sqm approx



15 Peace St KANGAROO FLAT 3555 (REI/VG) Agent Comments

 3  2  3

Price: \$397,000

Method: Private Sale

Date: 22/07/2018

Property Type: House

Land Size: 801 sqm approx