



## STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED  
WITHIN THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

### PROPERTY OFFERED FOR SALE

**26 Smith Street, Kangaroo Flat, VIC 3555**

### INDICATIVE SELLING PRICE

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

**Single Price \$0**

### MEDIAN SALE PRICE

**Median price \$322,500 | | Kangaroo Flat (3555)**

**Period - From 16 July 2019 to 16 August 2019 | Source - RP Data**

**Important advice about the median sale price:** The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of various residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

### 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
<b>13 CHURCH STREET, KANGAROO FLAT VIC 3555</b>	<b>\$360,000</b>	<b>17/07/2019</b>
<b>2 CARPENTER STREET, KANGAROO FLAT VIC 3555</b>	<b>\$333,333</b>	<b>29/08/2018</b>
<b>10-12 HYNAM AVENUE, KANGAROO FLAT VIC 3555</b>	<b>\$390,000</b>	<b>13/07/2018</b>

This statement of information was prepared on 16/09/2019