

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

192 Aspinal Street, Kangaroo Flat Vic 3555

Indicative selling price

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

Range \$440,000 - \$460,000

Median sale price

Median Price \$425,000 | House | Kangaroo Flat

Period – From 30th November 2017 to 30th November 2018 Source – RPdata

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
199 Aspinal Street, Kangaroo Flat Vic 3555	\$367,000	10/03/2018
6 Richard Drive, Kangaroo Flat Vic 3555	\$392,500	29/06/2018
86 Browning Street, Kangaroo Flat Vic 3555	\$370,000	04/04/2018