

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

236 MacKenzie Street West, Kangaroo Flat Vic 3555

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### Indicative selling price

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

Range \$330,000 - \$350,000

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### Median sale price

Median Price \$322,250 | House | Kangaroo Flat

Period – From 2<sup>nd</sup> January 2018 to 2<sup>nd</sup> January 2019 Source – RPdata

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### 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
3 Edmund Court, Kangaroo Flat Vic 3555	\$350,000	14/12/17
214 MacKenzie Street West, Kangaroo Flat Vic 3555	\$330,000	14/05/2018
33 Magellan Crescent, Kangaroo Flat Vic 3555	\$320,000	02/05/2018