Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	52 Olympic Parade, Kangaroo Flat Vic 3555

Indicative selling price

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

Single price	$330,000

Median sale price

Median price	$330,000	House	X	~~Unit~~		Suburb	Kangaroo Flat
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	41 Olympic Pde KANGAROO FLAT 3555	$370,000	17/08/2018
2	51 Olympic Pde KANGAROO FLAT 3555	$305,000	29/07/2018
3	10 Olympic Pde KANGAROO FLAT 3555	$290,000	10/09/2018

OR

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

Account - Gavin Butler Real Estate | P: 03 5448 3322   Generated: 11/10/2018 12:00

REIV   propertydata.com.au

Gavin Butler
03 5448 3322
0427 887 766
sales@gavinbutler.com.au

3 🛏 **2** 🛁 **2** 🚗

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 730 sqm approx

Agent Comments

Indicative Selling Price
$330,000
Median House Price
June quarter 2018: $330,000

Comparable Properties

41 Olympic Pde KANGAROO FLAT 3555 (VG)

🛏 **3** 🛁 **-** 🚗 **-**

Agent Comments

Price: $370,000
Method: Sale
Date: 17/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 1587 sqm approx

51 Olympic Pde KANGAROO FLAT 3555 (VG)

🛏 **3** 🛁 **-** 🚗 **-**

Agent Comments

Price: $305,000
Method: Sale
Date: 29/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 647 sqm approx

10 Olympic Pde KANGAROO FLAT 3555 (REI)

🛏 **3** 🛁 **1** 🚗 **-**

Agent Comments

Price: $290,000
Method: Private Sale
Date: 10/09/2018
Rooms: 4
Property Type: House
Land Size: 608 sqm approx