LUKE GOGGIN REAL ESTATE

STATEMENT OF INFORMATION

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HOUSE Offered for Sale

33 Magellan Crescent Kangaroo Flat VIC 3555

3 2 2

Indicative Selling Price

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

Range between $320,000 & $325,000

Median Sale Price

$310,000 Houses in Kangaroo flat between Apr 2017 - Mar 2018
Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



3 Edmund Court Kangaroo Flat VIC 3555
3 2 2

Sold Price **$350,000** Sold Date **14-Dec-17**
Distance **0.24km**



9 Giudice Street Kangaroo Flat VIC 3555
3 2 2

Sold Price **$350,000** Sold Date **25-Oct-16**
Distance **0.24km**



33 Browning Street Kangaroo Flat VIC 3555
3 1 1

Sold Price **$271,000** Sold Date **01-Jun-17**
Distance **0.3km**

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