LUKE GOGGIN REAL ESTATE

STATEMENT OF INFORMATION

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UNIT Offered for Sale

22 Lansell Street Kangaroo Flat VIC 3555

2 1 3

Indicative Selling Price

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

Range between $310,000 & $320,000

Median Sale Price

$220,000 Units in Kangaroo flat between Jun 2017 - May 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.



2/44 Neil Street Kangaroo Flat VIC 3555 — Sold Price $285,000 — Sold Date 07-Dec-17
2 1 1 — Distance 0.69km



8/17 Grantham Terrace Kangaroo Flat VIC 3555 — Sold Price $385,000 — Sold Date 28-Mar-18
3 2 2 — Distance 1.42km



3/9 Miners Rest Kangaroo Flat VIC 3555 — Sold Price $331,762 — Sold Date 05-May-17
3 2 1 — Distance 2.78km

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