Signature by CoreLogic Welcome Kelvin!

Target Property **Comparable Sales** **Final Preview**

LUKE GOGGIN REAL ESTATE

STATEMENT OF INFORMATION

Prepared on 12 Sep 2018

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

4 Pauline Court Kangaroo Flat VIC 3555

3 2 1

Indicative Selling Price

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

Range between $320,000 & $340,000

Median Sale Price

$311,000 Houses in Kangaroo flat between 01 Sep 2017 - 31 Aug 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.



6 Pittaway Street Kangaroo Flat VIC 3555 Sold Price **$335,000** Sold Date **06-Feb-18**

3 2 2 Distance **0.46km**



36 Crusoe Road Kangaroo Flat VIC 3555 Sold Price Sold Date **27-Nov-17**

3 2 2 Distance **0.65km**



6 Sovereign Gardens Kangaroo Flat VIC 3555 Sold Price **$367,000** Sold Date **04-Sep-17**

3 2 2 Distance **0.84km**

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Recent Sales **Download PDF** **Open PDF**