LUKE GOGGIN REAL ESTATE

STATEMENT OF INFORMATION

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HOUSE Offered for Sale

125 Queen Street Kangaroo Flat VIC 3555

4 2 2

Indicative Selling Price

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

Range between $480,000 & $510,000

Median Sale Price

$310,250 Houses in Kangaroo flat between Feb 2017 - Jan 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.



12 Needlewood Drive Kangaroo Flat VIC 3555

4 1 4

Sold Price **$495,000** Sold Date **22-Dec-16**

Distance **0.14km**



11 Correa Avenue Kangaroo Flat VIC 3555

4 2 2

Sold Price **$472,500** Sold Date **11-Jul-17**

Distance **0.21km**



97 Crusoe Road Kangaroo Flat VIC 3555

5 2 8

Sold Price **$522,500** Sold Date **06-Feb-17**

Distance **1.43km**

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