



STATEMENT OF INFORMATION

18 COLLINS STREET, KANGAROO FLAT, VIC 3555

PREPARED BY BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 COLLINS STREET, KANGAROO FLAT,  3  2  2

Indicative Selling Price

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

Price Range: **\$375,000 to \$395,000**

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$310,250

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five 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.



11 PEACE ST, KANGAROO FLAT, VIC 3555  3  2  3

Sale Price

\$378,000

Sale Date: 22/02/2018

Distance from Property: 781m



10 SPENCER DR, KANGAROO FLAT, VIC 3555  3  2  4

Sale Price

\$370,000

Sale Date: 08/01/2018

Distance from Property: 944m



21 AUSTIN CRT, KANGAROO FLAT, VIC 3555  3  2  2

Sale Price

\$380,000

Sale Date: 16/11/2017

Distance from Property: 798m



This report has been compiled on 11/05/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 COLLINS STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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Price Range:

\$375,000 to \$395,000

Median sale price

Median price

\$310,250

House

Unit

Suburb

KANGAROO FLAT

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

These are the three properties sold within five 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.

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 11 PEACE ST, KANGAROO FLAT, VIC 3555 | \$378,000 | 22/02/2018 |
| 10 SPENCER DR, KANGAROO FLAT, VIC 3555 | \$370,000 | 08/01/2018 |
| 21 AUSTIN CRT, KANGAROO FLAT, VIC 3555 | \$380,000 | 16/11/2017 |