

# **STATEMENT OF INFORMATION** 18 MAY STREET, KANGAROO FLAT, VIC 3555

18 MAY STREET, KANGAROO FLAT, VIC 3555 PREPARED BY DANNY CLARKE, PROFESSIONALS BENDIGO

0

0





### **STATEMENT OF INFORMATION**

#### Section 47AF of the Estate Agents Act 1980



### **MEDIAN SALE PRICE**



### **KANGAROO FLAT, VIC, 3555**

Suburb Median Sale Price (House)

\$310,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

### **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.



## 14 VICTORIA AVE, KANGAROO FLAT, VIC 3555 📇 3 🕒 2 🚓 2

**Sale Price \$345,000** Sale Date: 18/09/2017

Distance from Property: 562m



This report has been compiled on 16/01/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.





### 117 LOCKWOOD RD, KANGAROO FLAT, VIC 🛛 📇 3 🗁 2 🚓 2

**Sale Price** \$358,000 Sale Date: 13/02/2017

Distance from Property: 1.4km



This report has been compiled on 16/01/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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 MAY STREET, KANGAROO FLAT, VIC 3555

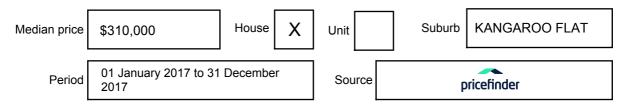
#### Indicative selling price

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

Single Price:

e: 369,000

#### Median sale price



#### **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
14 VICTORIA AVE, KANGAROO FLAT, VIC 3555	\$345,000	18/09/2017
6 SOVEREIGN GDNS, KANGAROO FLAT, VIC 3555	\$367,000	04/09/2017
8 DEJONG CRT, KANGAROO FLAT, VIC 3555	\$370,000	13/07/2017
117 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$358,000	13/02/2017