

STATEMENT OF INFORMATION

18 MAY STREET, KANGAROO FLAT, VIC 3555

PREPARED BY DANNY CLARKE, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 MAY STREET, KANGAROO FLAT, VIC

 3  2  2

Indicative Selling Price

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

Single Price: 369,000

Provided by: Danny Clarke , Professionals Bendigo

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$310,000

01 January 2017 to 31 December 2017

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.



14 VICTORIA AVE, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

\$345,000

Sale Date: 18/09/2017

Distance from Property: 562m



6 SOVEREIGN GDNS, KANGAROO FLAT, VIC

 3  2  2

Sale Price

\$367,000

Sale Date: 04/09/2017

Distance from Property: 473m



8 DEJONG CRT, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

\$370,000

Sale Date: 13/07/2017

Distance from Property: 1.1km



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

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117 LOCKWOOD RD, KANGAROO FLAT, VIC



Sale Price

\$358,000

Sale Date: 13/02/2017

Distance from Property: 1.4km



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: 369,000

Median sale price

Median price

\$310,000

House

Unit

Suburb

KANGAROO FLAT

Period

01 January 2017 to 31 December 2017

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
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