



STATEMENT OF INFORMATION

6 MAY STREET, KANGAROO FLAT, VIC-3555

PREPARED BY EXPERT REAL ESTATE, 113 MITCHELL STREET BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 MAY STREET, KANGAROO FLAT, VIC

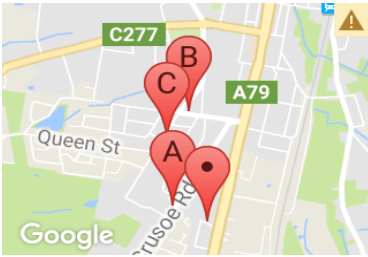
 3  1  1

Indicative Selling Price

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

Price Range: **\$217,000 to \$240,000**

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$320,000

01 July 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.



46 CRUSOE RD, KANGAROO FLAT, VIC 3555

 3  1  3

Sale Price

\$235,000

Sale Date: 25/10/2017

Distance from Property: 254m 



24 WESLEY ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$244,000

Sale Date: 03/08/2017

Distance from Property: 807m 



29 MORRISON ST, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

\$205,000

Sale Date: 17/02/2017

Distance from Property: 668m 

This report has been compiled on 31/01/2018 by Expert Real Estate. 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

6 MAY STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range: \$217,000 to \$240,000

Median sale price

Median price

\$320,000

House

Unit

X

Suburb

KANGAROO FLAT

Period

01 July 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
46 CRUSOE RD, KANGAROO FLAT, VIC 3555	\$235,000	25/10/2017
24 WESLEY ST, KANGAROO FLAT, VIC 3555	\$244,000	03/08/2017
29 MORRISON ST, KANGAROO FLAT, VIC 3555	\$205,000	17/02/2017