

STATEMENT OF INFORMATION

18 POORINDA CRESCENT, KANGAROO FLAT, VIC
PREPARED BY JACINTA MCIVOR, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 POORINDA CRESCENT, KANGAROO

 3  2  2

Indicative Selling Price

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

Price Range: **440,000 to 480,000**

Provided by: Jacinta McIvor, Professionals Bendigo

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$315,000

01 July 2017 to 30 June 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.



12 GONDOLIER TCE, GOLDEN SQUARE, VIC

 3  2  2

Sale Price

\$450,000

Sale Date: 09/01/2018

Distance from Property: 3.9km



5 VALIANT CRT, GOLDEN SQUARE, VIC 3555

 3  2  4

Sale Price

\$480,000

Sale Date: 23/12/2017

Distance from Property: 2.7km



32 FUTURA AVE, GOLDEN SQUARE, VIC 3555

 4  2  2

Sale Price

****\$460,000**

Sale Date: 22/06/2018

Distance from Property: 2.5km



This report has been compiled on 02/08/2018 by Professionals Bendigo. 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 POORINDA CRESCENT, KANGAROO FLAT, VIC

Indicative selling price

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Price Range: 440,000 to 480,000

Median sale price

Median price \$315,000

House

Unit

Suburb

KANGAROO FLAT

Period 01 July 2017 to 30 June 2018

Source



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
12 GONDOLIER TCE, GOLDEN SQUARE, VIC 3555	\$450,000	09/01/2018
5 VALIANT CRT, GOLDEN SQUARE, VIC 3555	\$480,000	23/12/2017
32 FUTURA AVE, GOLDEN SQUARE, VIC 3555	**\$460,000	22/06/2018