

STATEMENT OF INFORMATION

8 BARNETT DRIVE, KANGAROO FLAT, VIC 3555

PREPARED BY DAMIEN O'SHANNESSEY, BENDIGO REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 BARNETT DRIVE, KANGAROO FLAT, VIC  4  2  2

Indicative Selling Price

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

Price Range: \$310,000 to \$340,000

Provided by: Damien O'Shannessy, Bendigo Real Estate

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$306,000

01 October 2016 to 30 September 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.



11 COBB CRT, KANGAROO FLAT, VIC 3555

 4  2  2

Sale Price

***\$335,500**

Sale Date: 24/11/2017

Distance from Property: 118m



1 ALMA CRT, KANGAROO FLAT, VIC 3555

 3  2  1

Sale Price

***\$325,000**

Sale Date: 17/11/2017

Distance from Property: 735m



21 SYMES ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$320,000

Sale Date: 19/09/2017

Distance from Property: 788m



This report has been compiled on 04/12/2017 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2017 - 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

8 BARNETT DRIVE, KANGAROO FLAT, VIC 3555

Indicative selling price

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Price Range: \$310,000 to \$340,000

Median sale price

Median price \$306,000

House

Unit

Suburb KANGAROO FLAT

Period 01 October 2016 to 30 September 2017

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
11 COBB CRT, KANGAROO FLAT, VIC 3555	*\$335,500	24/11/2017
1 ALMA CRT, KANGAROO FLAT, VIC 3555	*\$325,000	17/11/2017
21 SYMES ST, KANGAROO FLAT, VIC 3555	\$320,000	19/09/2017