STATEMENT OF INFORMATION

8 BARNETT DRIVE, KANGAROO FLAT, VIC 3555 PREPARED BY DAMIEN O'SHANNESSY, 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

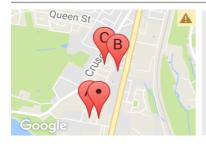
For the meaning of this price see consumer.vic.au/underquoting

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)

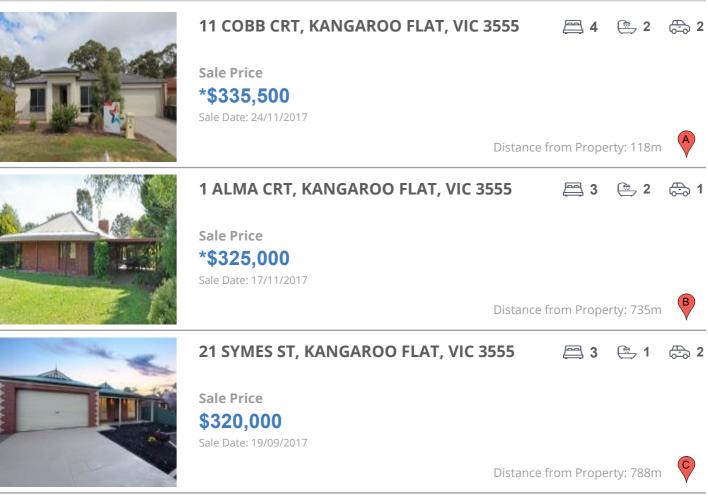
\$306,000

01 October 2016 to 30 September 2017

Provided by: 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.



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

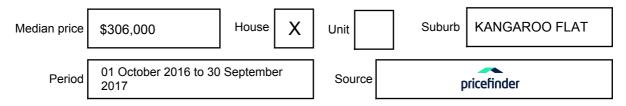
Indicative selling price

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Price Range:

\$310,000 to \$340,000

Median sale price



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