



STATEMENT OF INFORMATION

17 BENJAMIN 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



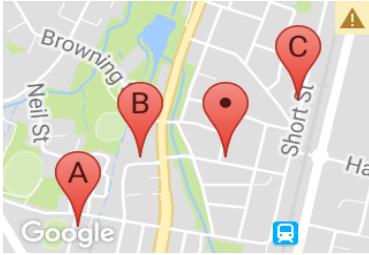
17 BENJAMIN STREET, KANGAROO FLAT,  3  1  2

Indicative Selling Price

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

Price Range: **\$302,000 to \$334,000**

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$320,000

01 July 2017 to 31 December 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.



16 NEIL ST, KANGAROO FLAT, VIC 3555  3  1  1

Sale Price

\$300,000

Sale Date: 01/11/2017

Distance from Property: 549m



3 LANSELL ST, KANGAROO FLAT, VIC 3555  3  1  1

Sale Price

\$325,000

Sale Date: 02/05/2017

Distance from Property: 281m



39 SHORT ST, KANGAROO FLAT, VIC 3555  3  1  3

Sale Price

\$329,500

Sale Date: 11/08/2017

Distance from Property: 317m



This report has been compiled on 02/03/2018 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

17 BENJAMIN STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range: \$302,000 to \$334,000

Median sale price

Median price \$320,000

House

Unit

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
16 NEIL ST, KANGAROO FLAT, VIC 3555	\$300,000	01/11/2017
3 LANSELL ST, KANGAROO FLAT, VIC 3555	\$325,000	02/05/2017
39 SHORT ST, KANGAROO FLAT, VIC 3555	\$329,500	11/08/2017