

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### For the meaning of this price see consumer.vic.au/underquoting Price Range:

\$239.000 to \$249.000

Provided by: Meg Guzzo, Bendigo Property Plus

## **MEDIAN SALE PRICE**



## **KANGAROO FLAT, VIC, 3555**

**Suburb Median Sale Price (House)** 

\$300,000

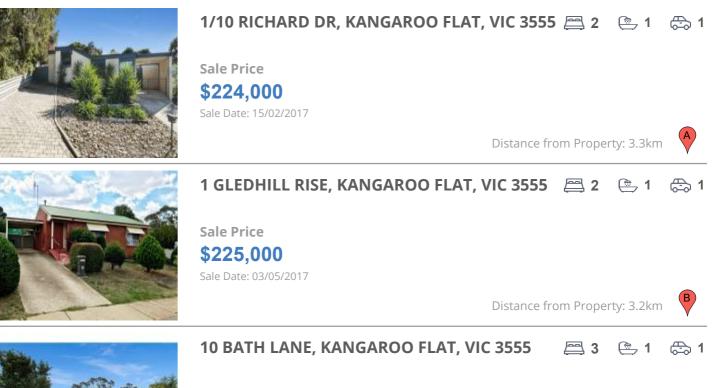
01 July 2016 to 30 June 2017

**Indicative Selling Price** 

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.





Distance from Property: 2.8km

This report has been compiled on 14/07/2017 by Bendigo Property Plus. 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 4/18 LOWE STREET, KANGAROO FLAT, VIC 3555

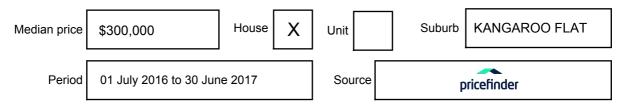
### Indicative selling price

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Price Range:

\$239,000 to \$249,000

### 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
1/10 RICHARD DR, KANGAROO FLAT, VIC 3555	\$224,000	15/02/2017
1 GLEDHILL RISE, KANGAROO FLAT, VIC 3555	\$225,000	03/05/2017
10 BATH LANE, KANGAROO FLAT, VIC 3555	\$250,000	08/02/2017

