



STATEMENT OF INFORMATION

91A MORRISON STREET, KANGAROO FLAT, VIC 3555

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



91A MORRISON STREET, KANGAROO

 3  1  1

Indicative Selling Price

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

Price Range: \$260,000 to \$280,000

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$305,000

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.



165 HIGH ST, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

\$255,000

Sale Date: 16/07/2017

Distance from Property: 1.5km



2 CAESIA CRT, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

\$267,000

Sale Date: 03/03/2017

Distance from Property: 511m



5 STATION ST, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

\$250,000

Sale Date: 04/11/2016

Distance from Property: 1.7km



This report has been compiled on 08/12/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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9 PATTISON DR, KANGAROO FLAT, VIC 3555

 3  2  1

Sale Price

\$260,000

Sale Date: 29/09/2016

Distance from Property: 333m



13 LOCKWOOD MEWS, KANGAROO FLAT, VIC

 3  1  1

Sale Price

\$270,000

Sale Date: 26/02/2016

Distance from Property: 1.2km



15 BANK ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$260,000

Sale Date: 05/02/2016

Distance from Property: 1.4km



40 HOPE ST, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

\$265,000

Sale Date: 25/10/2015

Distance from Property: 1.4km



7 HIBISCUS CRT, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$270,000

Sale Date: 02/03/2015

Distance from Property: 524m



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

91A MORRISON STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$260,000 to \$280,000

Median sale price

Median price

\$305,000

House

X

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
165 HIGH ST, KANGAROO FLAT, VIC 3555	\$255,000	16/07/2017
2 CAESIA CRT, KANGAROO FLAT, VIC 3555	\$267,000	03/03/2017
5 STATION ST, KANGAROO FLAT, VIC 3555	\$250,000	04/11/2016
9 PATTISON DR, KANGAROO FLAT, VIC 3555	\$260,000	29/09/2016

13 LOCKWOOD MEWS, KANGAROO FLAT, VIC 3555	\$270,000	26/02/2016
15 BANK ST, KANGAROO FLAT, VIC 3555	\$260,000	05/02/2016
40 HOPE ST, KANGAROO FLAT, VIC 3555	\$265,000	25/10/2015
7 HIBISCUS CRT, KANGAROO FLAT, VIC 3555	\$270,000	02/03/2015