

STATEMENT OF INFORMATION

5 KLIM AVENUE, KANGAROO FLAT, VIC 3555

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 KLIM AVENUE, KANGAROO FLAT, VIC

 4  2  2

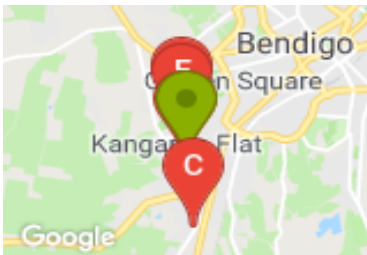
Indicative Selling Price

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

Price Range: \$430,000 to \$450,000

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$310,000

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



2 KLIM AVE, KANGAROO FLAT, VIC 3555

 4  3  2

Sale Price

\$440,000

Sale Date: 04/12/2015

Distance from Property: 65m



12 FUTURA AVE, GOLDEN SQUARE, VIC 3555

 3  2  4

Sale Price

\$420,000

Sale Date: 29/08/2017

Distance from Property: 998m



2 QUEEN ST, KANGAROO FLAT, VIC 3555

 4  2  2

Sale Price

\$440,000

Sale Date: 09/03/2018

Distance from Property: 2km



This report has been compiled on 03/07/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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3 KLIM AVE, KANGAROO FLAT, VIC 3555

 4  2  4

Sale Price

\$440,000

Sale Date: 09/11/2017

Distance from Property: 17m



69 NORELLE CRES, GOLDEN SQUARE, VIC 3555

 4  2  -

Sale Price

\$462,500

Sale Date: 31/08/2017

Distance from Property: 814m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 KLIM AVENUE, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$430,000 to \$450,000

Median sale price

Median price

\$310,000

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
2 KLIM AVE, KANGAROO FLAT, VIC 3555	\$440,000	04/12/2015
12 FUTURA AVE, GOLDEN SQUARE, VIC 3555	\$420,000	29/08/2017
2 QUEEN ST, KANGAROO FLAT, VIC 3555	\$440,000	09/03/2018
3 KLIM AVE, KANGAROO FLAT, VIC 3555	\$440,000	09/11/2017

69 NORELLE CRES, GOLDEN SQUARE, VIC 3555	\$462,500	31/08/2017
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