

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**117 Lockwood Rd,
KANGAROO FLAT 3555**

Indicative selling price

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

Range \$420,000 - \$460,000

Median sale price

Median **House** for **KANGAROO FLAT** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$360,000

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 the most comparable to the property for sale.

115 Lockwood Rd,
Kangaroo Flat 3555

Price \$380,000 Sold 25 June
2018

16 St Georges Park Rd,
Kangaroo Flat 3555

Price \$402,000 Sold 23 April
2019

15 Austin Crt,
Kangaroo Flat 3555

Price \$400,000 Sold 20
August 2018

This Statement of Information was prepared on 3rd Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



2 parking

PRDnationwide Bendigo

150 Lyttleton Terrace,
Bendigo VIC 3550

Contact agents



Matt Ingram
PRDnationwide

03 5444 0344
0448 998 505
matti@prdbendigo.com.au

PRD nationwide