

STATEMENT OF INFORMATION

1 ALMA COURT, KANGAROO FLAT, VIC 3555

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 ALMA COURT, KANGAROO FLAT, VIC

 3  2  1

Indicative Selling Price

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

Price Range: **\$310,000 to \$325,000**

Provided by: Phil White, Professionals Bendigo

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.



17 GLEDHILL RISE, KANGAROO FLAT, VIC 3555

 3  2  1

Sale Price

\$330,000

Sale Date: 27/07/2017

Distance from Property: 3.1km



1 HIGH ST, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

***\$325,000**

Sale Date: 10/07/2017

Distance from Property: 2.9km



15 HOWELL CRES, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

\$327,500

Sale Date: 09/12/2016

Distance from Property: 2.7km



This report has been compiled on 07/11/2017 by Professionals Bendigo. 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

1 ALMA COURT, KANGAROO FLAT, VIC 3555

Indicative selling price

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Price Range:

\$310,000 to \$325,000

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
17 GLEDHILL RISE, KANGAROO FLAT, VIC 3555	\$330,000	27/07/2017
1 HIGH ST, KANGAROO FLAT, VIC 3555	*\$325,000	10/07/2017
15 HOWELL CRES, KANGAROO FLAT, VIC 3555	\$327,500	09/12/2016