

# STATEMENT OF INFORMATION

245 ALLINGHAM STREET, KANGAROO FLAT, VIC 3555

PREPARED BY JACINTA MCIVOR, PROFESSIONALS BENDIGO



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

245 ALLINGHAM STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$450,000 to \$495,000

Median sale price

Median price

\$310,000

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 April 2017 to 31 March 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
17 MITCHELL ST, KANGAROO FLAT, VIC 3555	*\$299,500	13/06/2018
32 CARPENTER ST, KANGAROO FLAT, VIC 3555	*\$240,000	05/06/2018
214 MACKENZIE ST, KANGAROO FLAT, VIC 3555	*\$330,000	24/05/2018