



STATEMENT OF INFORMATION

22 DUKE STREET, KANGAROO FLAT, VIC

PREPARED BY BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



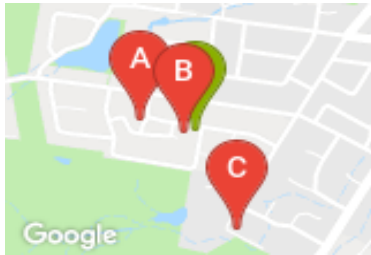
22 DUKE STREET, KANGAROO FLAT, VIC  3  1  1

Indicative Selling Price

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

Price Range: **\$255,000 to \$265,000**

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$315,000

01 July 2017 to 30 June 2018

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.



2 CAESIA CRT, KANGAROO FLAT, VIC 3555  3  1  1

Sale Price

\$267,000

Sale Date: 03/03/2017

Distance from Property: 187m



21 PATTISON DR, KANGAROO FLAT, VIC 3555  3  1  2

Sale Price

\$270,000

Sale Date: 16/02/2017

Distance from Property: 42m



91 MORRISON ST, KANGAROO FLAT, VIC 3555  3  1  1

Sale Price

\$260,000

Sale Date: 10/01/2018

Distance from Property: 381m



This report has been compiled on 27/07/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - 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

22 DUKE STREET, KANGAROO FLAT, VIC

Indicative selling price

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

Price Range:

\$255,000 to \$265,000

Median sale price

Median price

\$315,000

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 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
2 CAESIA CRT, KANGAROO FLAT, VIC 3555	\$267,000	03/03/2017
21 PATTISON DR, KANGAROO FLAT, VIC 3555	\$270,000	16/02/2017
91 MORRISON ST, KANGAROO FLAT, VIC 3555	\$260,000	10/01/2018