





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 DEAN STREET, KANGAROO FLAT, VIC 🚐 3 🕒 1

Indicative Selling Price

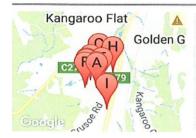
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$180,000 to \$199,000

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$304,000

01 April 2016 to 31 March 2017



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.



29 MORRISON ST, KANGAROO FLAT, VIC 3555 🕮 3 🕒 1

Sale Price

\$205,000

Sale Date: 17/02/2017

Distance from Property: 315m





10 DEAN ST, KANGAROO FLAT, VIC 3555







Sale Price

\$140,000

Sale Date: 31/01/2015

Distance from Property: 29m













\$207,000

Sale Date: 08/10/2014

Distance from Property: 554m







46 WESLEY ST, KANGAROO FLAT, VIC 3555





Sale Price

\$170,000

Sale Date: 08/12/2016

Distance from Property: 153m





27 WESLEY ST, KANGAROO FLAT, VIC 3555







Sale Price

\$217,500

Sale Date: 15/02/2016







47 WOOLCOCK AVE, KANGAROO FLAT, VIC





Sale Price

\$190,000

Sale Date: 11/11/2015

Distance from Property: 132m





36 MORRISON ST, KANGAROO FLAT, VIC 3555 🕮 2 🕒 1

Sale Price

\$181,000

Sale Date: 26/10/2015

Distance from Property: 281m





8 MENZIES CRT, KANGAROO FLAT, VIC 3555





Sale Price

\$205,000

Sale Date: 05/12/2014

Distance from Property: 806m







1 MAY ST, KANGAROO FLAT, VIC 3555





Sale Price \$190,000

Sale Date: 04/04/2014

Distance from Property: 959m



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	6 DEAN STREET, KANGAROO FLAT, VIC 3555						
			_				
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Price Range:	\$180,000 to \$199,000						
Median sale price							
Median price	\$304,000 House X	Unit	Suburb KANGAROO FLAT				
Period	01 April 2016 to 31 March 2017	Source	pricefinder				

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
29 MORRISON ST, KANGAROO FLAT, VIC 3555	\$205,000	17/02/2017
10 DEAN ST, KANGAROO FLAT, VIC 3555	\$140,000	31/01/2015
16 WAUGH ST, KANGAROO FLAT, VIC 3555	\$207,000	08/10/2014
46 WESLEY ST, KANGAROO FLAT, VIC 3555	\$170,000	08/12/2016



27 WESLEY ST, KANGAROO FLAT, VIC 3555	\$217,500	15/02/2016
47 WOOLCOCK AVE, KANGAROO FLAT, VIC 3555	\$190,000	11/11/2015
36 MORRISON ST, KANGAROO FLAT, VIC 3555	\$181,000	26/10/2015
8 MENZIES CRT, KANGAROO FLAT, VIC 3555	\$205,000	05/12/2014
1 MAY ST, KANGAROO FLAT, VIC 3555	\$190,000	04/04/2014

