

# STATEMENT OF INFORMATION

6 DEAN STREET, KANGAROO FLAT, VIC 3555

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 DEAN STREET, KANGAROO FLAT, VIC**

 3  1  1

**Indicative Selling Price**

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

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.



**29 MORRISON ST, KANGAROO FLAT, VIC 3555**

 3  1  1

**Sale Price**

**\$205,000**

Sale Date: 17/02/2017

Distance from Property: 315m



**10 DEAN ST, KANGAROO FLAT, VIC 3555**

 3  1  1

**Sale Price**

**\$140,000**

Sale Date: 31/01/2015

Distance from Property: 29m



**16 WAUGH ST, KANGAROO FLAT, VIC 3555**

 3  1  2

**Sale Price**

**\$207,000**

Sale Date: 08/10/2014

Distance from Property: 554m



This report has been compiled on 14/06/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



**46 WESLEY ST, KANGAROO FLAT, VIC 3555**

 2  1  2

Sale Price

**\$170,000**

Sale Date: 08/12/2016

Distance from Property: 153m



**27 WESLEY ST, KANGAROO FLAT, VIC 3555**

 2  1  1

Sale Price

**\$217,500**

Sale Date: 15/02/2016

Distance from Property: 414m



**47 WOOLCOCK AVE, KANGAROO FLAT, VIC**

 2  1  1

Sale Price

**\$190,000**

Sale Date: 11/11/2015

Distance from Property: 132m



**36 MORRISON ST, KANGAROO FLAT, VIC 3555**

 2  1  2

Sale Price

**\$181,000**

Sale Date: 26/10/2015

Distance from Property: 281m



**8 MENZIES CRT, KANGAROO FLAT, VIC 3555**

 2  1  1

Sale Price

**\$205,000**

Sale Date: 05/12/2014

Distance from Property: 806m





**1 MAY ST, KANGAROO FLAT, VIC 3555**

2 1 6

Sale Price

**\$190,000**

Sale Date: 04/04/2014

Distance from Property: 959m



This report has been compiled on 14/06/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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](http://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