



STATEMENT OF INFORMATION

11 KLIM AVENUE, KANGAROO FLAT, VIC 3555

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 KLIM AVENUE, KANGAROO FLAT, VIC

 3  2  3

Indicative Selling Price

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

Price Range: \$420,000 to \$440,000

Provided by: Danny Crowle, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$310,000

01 January 2017 to 31 December 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.



6 ALFREDA PL, GOLDEN SQUARE, VIC 3555

 3  2  2

Sale Price

***\$407,000**

Sale Date: 30/01/2018

Distance from Property: 1.3km



59 QUEEN ST, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

\$410,000

Sale Date: 09/10/2017

Distance from Property: 1.9km



16 GRESHAM CRT, GOLDEN SQUARE, VIC 3555

 3  2  2

Sale Price

\$420,000

Sale Date: 28/09/2017

Distance from Property: 1.6km



This report has been compiled on 20/02/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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7 GEMINI CRT, GOLDEN SQUARE, VIC 3555

 3  2  2

Sale Price

\$425,000

Sale Date: 20/03/2017

Distance from Property: 1.1km



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

11 KLIM AVENUE, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$420,000 to \$440,000

Median sale price

Median price

\$310,000

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 January 2017 to 31 December 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
6 ALFREDA PL, GOLDEN SQUARE, VIC 3555	*\$407,000	30/01/2018
59 QUEEN ST, KANGAROO FLAT, VIC 3555	\$410,000	09/10/2017
16 GRESHAM CRT, GOLDEN SQUARE, VIC 3555	\$420,000	28/09/2017
7 GEMINI CRT, GOLDEN SQUARE, VIC 3555	\$425,000	20/03/2017