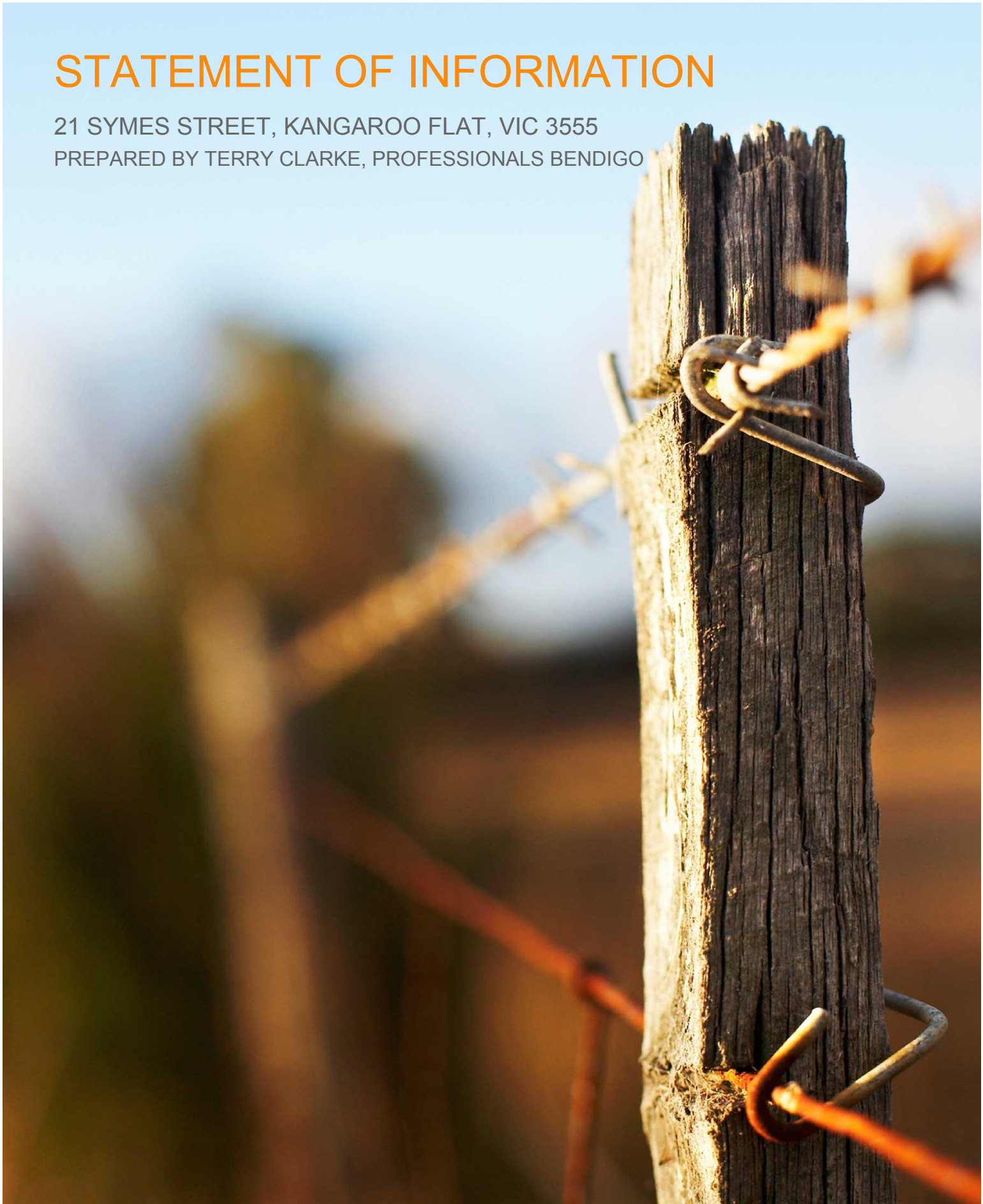


STATEMENT OF INFORMATION

21 SYMES STREET, KANGAROO FLAT, VIC 3555
PREPARED BY TERRY CLARKE, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 SYMES STREET, KANGAROO FLAT, VIC  3  1  2

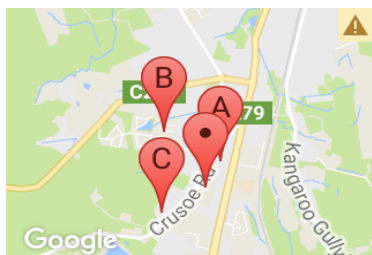
Indicative Selling Price

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

Price Range: \$315000 to \$330000

Provided by: Terry Clarke, Professionals Bendigo

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$301,750

01 July 2016 to 30 June 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.



7 LAXDALE CRT, KANGAROO FLAT, VIC 3555  3  1  2

Sale Price

\$320,000

Sale Date: 02/05/2017

Distance from Property: 420m



28 IRONTREE CL, KANGAROO FLAT, VIC 3555  3  1  2

Sale Price

\$327,500

Sale Date: 25/01/2017

Distance from Property: 977m



4 FRASER CRT, KANGAROO FLAT, VIC 3555  3  1  3

Sale Price

\$310,000

Sale Date: 14/10/2016

Distance from Property: 688m



This report has been compiled on 14/09/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - 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

21 SYMES STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$315000 to \$330000

Median sale price

Median price

\$301,750

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 July 2016 to 30 June 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
7 LAXDALE CRT, KANGAROO FLAT, VIC 3555	\$320,000	02/05/2017
28 IRONTREE CL, KANGAROO FLAT, VIC 3555	\$327,500	25/01/2017
4 FRASER CRT, KANGAROO FLAT, VIC 3555	\$310,000	14/10/2016