

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 QUEEN STREET, KANGAROO FLAT, VIC  4  2  2

Indicative Selling Price

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

Single Price: \$380,000

Provided by: Bronwyn Hosking, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$310,250

01 April 2017 to 31 March 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 QUEEN ST, KANGAROO FLAT, VIC 3555

 4  2  2

Sale Price

****\$440,000**

Sale Date: 10/02/2018

Distance from Property: 40m



39 GREVILLEA AVE, KANGAROO FLAT, VIC

 4  2  3

Sale Price

\$390,000

Sale Date: 28/04/2017

Distance from Property: 1km



3 MING CRT, KANGAROO FLAT, VIC 3555

 4  2  2

Sale Price

\$370,000

Sale Date: 20/01/2017

Distance from Property: 2.6km



This report has been compiled on 09/05/2018 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

6 QUEEN STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Single Price:

\$380,000

Median sale price

Median price

\$310,250

House

X

Unit

Suburb

KANGAROO FLAT

Period

01 April 2017 to 31 March 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 QUEEN ST, KANGAROO FLAT, VIC 3555	**\$440,000	10/02/2018
39 GREVILLEA AVE, KANGAROO FLAT, VIC 3555	\$390,000	28/04/2017
3 MING CRT, KANGAROO FLAT, VIC 3555	\$370,000	20/01/2017