

STATEMENT OF INFORMATION

12 SUNDEW DRIVE, KANGAROO FLAT, VIC 3555

PREPARED BY MEG GUZZO, BENDIGO PROPERTY PLUS, PHONE: 0401553987



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 SUNDEW DRIVE, KANGAROO FLAT,

 3  2  1

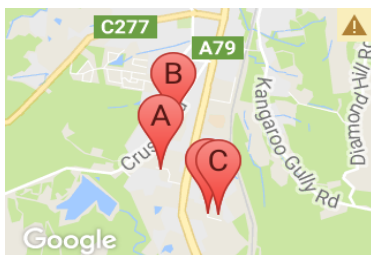
Indicative Selling Price

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

Price Range: \$289,000 to \$309,000

Provided by: Meg Guzzo, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$300,000

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.



8 MINERS REST, KANGAROO FLAT, VIC 3555

 3  2  1

Sale Price

***\$331,762**

Sale Date: 20/06/2017

Distance from Property: 893m



2/5 CHANTELLE CRT, KANGAROO FLAT, VIC

 3  2  1

Sale Price

\$320,000

Sale Date: 21/11/2016

Distance from Property: 1.3km



4 JASMINE RISE, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

\$330,000

Sale Date: 13/12/2016

Distance from Property: 143m



This report has been compiled on 19/07/2017 by Bendigo Property Plus. 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

12 SUNDEW DRIVE, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$289,000 to \$309,000

Median sale price

Median price

\$300,000

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
8 MINERS REST, KANGAROO FLAT, VIC 3555	*\$331,762	20/06/2017
2/5 CHANTELLE CRT, KANGAROO FLAT, VIC 3555	\$320,000	21/11/2016
4 JASMINE RISE, KANGAROO FLAT, VIC 3555	\$330,000	13/12/2016