



# STATEMENT OF INFORMATION

15 PEACE STREET, KANGAROO FLAT, VIC

PREPARED BY BENDIGO PROPERTY PLUS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**15 PEACE STREET, KANGAROO FLAT, VIC**  3  2  2

### Indicative Selling Price

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

Price Range: **\$389,000 to \$399,000**

## MEDIAN SALE PRICE



### KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

**\$315,000**

01 July 2017 to 30 June 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.



**21 AUSTIN CRT, KANGAROO FLAT, VIC 3555**  3  2  2

Sale Price

**\$380,000**

Sale Date: 16/11/2017

Distance from Property: 1.6km



**8 JULIE CRT, KANGAROO FLAT, VIC 3555**  3  2  2

Sale Price

**\$373,000**

Sale Date: 25/07/2017

Distance from Property: 1.4km



**17 PEACE ST, KANGAROO FLAT, VIC 3555**  3  3  2

Sale Price

**\$360,000**

Sale Date: 08/05/2017

Distance from Property: 17m



This report has been compiled on 14/07/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

15 PEACE STREET, KANGAROO FLAT, VIC

Indicative selling price

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Price Range:

\$389,000 to \$399,000

Median sale price

Median price

\$315,000

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 July 2017 to 30 June 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
21 AUSTIN CRT, KANGAROO FLAT, VIC 3555	\$380,000	16/11/2017
8 JULIE CRT, KANGAROO FLAT, VIC 3555	\$373,000	25/07/2017
17 PEACE ST, KANGAROO FLAT, VIC 3555	\$360,000	08/05/2017