

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





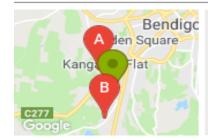
Indicative Selling Price

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

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: **pricefinder**

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







Sale Price

\$380,000

Sale Date: 16/11/2017

Distance from Property: 1.6km





8 JULIE CRT, KANGAROO FLAT, VIC 3555







Sale Price

\$373,000

Sale Date: 25/07/2017

Distance from Property: 1.4km





17 PEACE ST, KANGAROO FLAT, VIC 3555







Sale Price

\$360,000

Sale Date: 08/05/2017

Distance from Property: 17m



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
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Indicative selling price

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

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		pricefinder	

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