

# STATEMENT OF INFORMATION

14 VICTORIA AVENUE, KANGAROO FLAT, VIC 3555

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 VICTORIA AVENUE, KANGAROO FLAT,**  3  2  2

### Indicative Selling Price

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

**Price Range:** **\$345,000 to \$355,000**

Provided by: Jenny Donaldson, Professionals Bendigo

## 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.



**28 ELIZABETH ST, KANGAROO FLAT, VIC 3555**  3  2  2

Sale Price

**\*\$335,000**

Sale Date: 09/05/2017

Distance from Property: 542m



**3 CHANTELLE CRT, KANGAROO FLAT, VIC**  3  2  2

Sale Price

**\$345,000**

Sale Date: 02/03/2017

Distance from Property: 871m



**117 LOCKWOOD RD, KANGAROO FLAT, VIC**  3  2  2

Sale Price

**\$358,000**

Sale Date: 13/02/2017

Distance from Property: 907m



This report has been compiled on 04/08/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

14 VICTORIA AVENUE, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$345,000 to \$355,000

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
28 ELIZABETH ST, KANGAROO FLAT, VIC 3555	*\$335,000	09/05/2017
3 CHANTELLE CRT, KANGAROO FLAT, VIC 3555	\$345,000	02/03/2017
117 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$358,000	13/02/2017