

STATEMENT OF INFORMATION

294 HIGH STREET, KANGAROO FLAT, VIC 3555

PREPARED BY PHIL WHITE, PROFESSIONALS BENDIGO, PHONE: 0417 055 950



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



294 HIGH STREET, KANGAROO FLAT, VIC  -  -  -

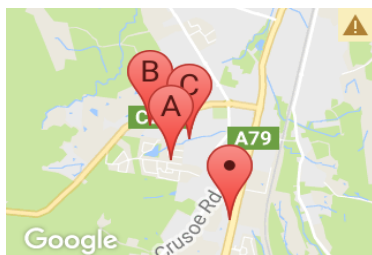
Indicative Selling Price

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

Price Range: \$140,000 to \$155,000

Provided by: Phil White, Professionals Bendigo

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (Vacant Land)

\$135,000

01 January 2017 to 31 December 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.



68 QUEEN ST, KANGAROO FLAT, VIC 3555

 4  2  2

Sale Price

\$152,500

Sale Date: 18/10/2016

Distance from Property: 1.2km



4 LOCKWOOD RD, KANGAROO FLAT, VIC 3555

 -  -  -

Sale Price

\$154,000

Sale Date: 19/12/2016

Distance from Property: 1.7km



3 LILY PL, KANGAROO FLAT, VIC 3555

 4  2  2

Sale Price

\$147,000

Sale Date: 15/03/2017

Distance from Property: 1.3km



This report has been compiled on 30/01/2018 by Professionals Bendigo. 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

294 HIGH STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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Price Range:

\$140,000 to \$155,000

Median sale price

Median price

\$135,000

House

Unit


Suburb

KANGAROO FLAT

Period

01 January 2017 to 31 December 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
68 QUEEN ST, KANGAROO FLAT, VIC 3555	\$152,500	18/10/2016
4 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$154,000	19/12/2016
3 LILY PL, KANGAROO FLAT, VIC 3555	\$147,000	15/03/2017