

# STATEMENT OF INFORMATION

27 MOCKRIDGE DRIVE, KANGAROO FLAT, VIC 3555

PREPARED BY BENDIGO PROPERTY PLUS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**27 MOCKRIDGE DRIVE, KANGAROO FLAT,**  3  2  2

### Indicative Selling Price

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

**\$310,000 to \$330,000**

## SUBURB MEDIAN



### KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

**\$303,250**

01 April 2016 to 31 March 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.



**7 LAXDALE CRT, KANGAROO FLAT, VIC 3555**

 3  1  2

Sale Price

**\$320,000**

Sale Date: 02/05/2017

Distance from Property: 2.1km



**124 OLYMPIC PDE, KANGAROO FLAT, VIC**

 3  1  2

Sale Price

**\$305,000**

Sale Date: 24/02/2017

Distance from Property: 633m



**15 HOWELL CRES, KANGAROO FLAT, VIC 3555**

 3  2  2

Sale Price

**\$327,500**

Sale Date: 09/12/2016

Distance from Property: 218m



This report has been compiled on 10/06/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [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

27 MOCKRIDGE DRIVE, 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)

Single Price / Range

\$310,000 to \$330,000

Median sale price

Median price

\$303,250

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 April 2016 to 31 March 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
7 LAXDALE CRT, KANGAROO FLAT, VIC 3555	\$320,000	02/05/2017
124 OLYMPIC PDE, KANGAROO FLAT, VIC 3555	\$305,000	24/02/2017
15 HOWELL CRES, KANGAROO FLAT, VIC 3555	\$327,500	09/12/2016