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

\$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: **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.







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

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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

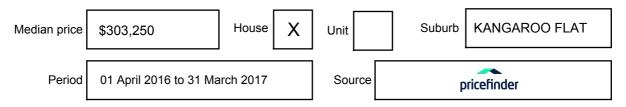
Indicative selling price

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

Single Price / Range

\$310,000 to \$330,000

Median sale price



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

