

STATEMENT OF INFORMATION

15 LAXDALE COURT, KANGAROO FLAT, VIC

PREPARED BY DANNY CLARKE, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 LAXDALE COURT, KANGAROO FLAT,  **3**  **1**  **2**

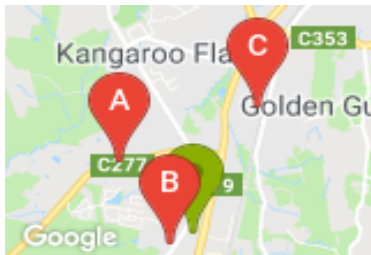
Indicative Selling Price

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

Price Range: \$315,000 to \$335,000

Provided by: Danny Clarke, Professionals Bendigo

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$315,000

01 July 2017 to 30 June 2018

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.



124 LOCKWOOD RD, KANGAROO FLAT, VIC  **3**  **1**  **2**

Sale Price

\$322,500

Sale Date: 27/02/2018

Distance from Property: 1.4km



4 PITTAWAY ST, KANGAROO FLAT, VIC 3555  **3**  **1**  **2**

Sale Price

\$340,000

Sale Date: 30/01/2018

Distance from Property: 359m



39 SHORT ST, KANGAROO FLAT, VIC 3555  **3**  **1**  **3**

Sale Price

\$329,500

Sale Date: 11/08/2017

Distance from Property: 2km



This report has been compiled on 27/07/2018 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

15 LAXDALE COURT, KANGAROO FLAT, VIC

Indicative selling price

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Price Range:

\$315,000 to \$335,000

Median sale price

Median price

\$315,000

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 July 2017 to 30 June 2018

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
124 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$322,500	27/02/2018
4 PITTAWAY ST, KANGAROO FLAT, VIC 3555	\$340,000	30/01/2018
39 SHORT ST, KANGAROO FLAT, VIC 3555	\$329,500	11/08/2017