

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 10 SPENCER DRIVE, KANGAROO FLAT, 🔑 3 🕒 2 😂 4







**Indicative Selling Price** 

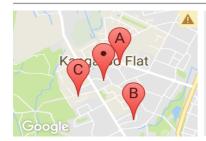
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$380,000 to \$390,000

Provided by: Meg Guzzo, Bendigo Property Plus

## **MEDIAN SALE PRICE**



# **KANGAROO FLAT, VIC, 3555**

**Suburb Median Sale Price (House)** 

\$310,500

01 April 2017 to 30 September 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.



2 KINRAP ST, KANGAROO FLAT, VIC 3555







Sale Price

\$383,000

Sale Date: 12/07/2017

Distance from Property: 308m





15 MAGELLAN CRES, KANGAROO FLAT, VIC







Sale Price

\$380,000

Sale Date: 16/12/2016

Distance from Property: 692m





247 ASPINALL ST, KANGAROO FLAT, VIC 3555 🕮 3







**Sale Price** 

\$385,000

Sale Date: 21/09/2016

Distance from Property: 411m



# 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	
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### Indicative selling price

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

Price Range: \$380,000 to \$390,000

# Median sale price

Median price	\$310,500	House	Χ	Unit		Suburb	KANGAROO FLAT
Period	01 April 2017 to 30 Se	ptember 2	017	Source	=	P	ricefinder

### 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
2 KINRAP ST, KANGAROO FLAT, VIC 3555	\$383,000	12/07/2017
15 MAGELLAN CRES, KANGAROO FLAT, VIC 3555	\$380,000	16/12/2016
247 ASPINALL ST, KANGAROO FLAT, VIC 3555	\$385,000	21/09/2016