

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: 

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

 3  2  2

Sale Price

\$383,000

Sale Date: 12/07/2017

Distance from Property: 308m



15 MAGELLAN CRES, KANGAROO FLAT, VIC

 3  2  4

Sale Price

\$380,000

Sale Date: 16/12/2016

Distance from Property: 692m



247 ASPINALL ST, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

\$385,000

Sale Date: 21/09/2016

Distance from Property: 411m



This report has been compiled on 24/10/2017 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

10 SPENCER DRIVE, KANGAROO FLAT, VIC 3555

Indicative selling price

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Price Range:

\$380,000 to \$390,000

Median sale price

Median price

\$310,500

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 April 2017 to 30 September 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
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