

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 GREVILLEA AVENUE, KANGAROO







Indicative Selling Price

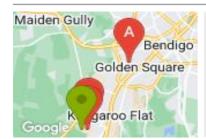
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$459,000 to \$489,000

Provided by: PRD Real Estate Bendigo, PRD Nationwide Bendigo

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$500,000

01 April 2022 to 30 June 2022

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.



10 BURROWES ST, GOLDEN SQUARE, VIC 3555 🕮 3 🕒 1 🚓 1







Sale Price

\$491,500

Sale Date: 19/04/2022

Distance from Property: 4.7km





44 PATTISON DR, KANGAROO FLAT, VIC 3555 🕮 3









Sale Price

\$515,000

Sale Date: 09/03/2022

Distance from Property: 312m





1 DYLANA CRT, KANGAROO FLAT, VIC 3555







Sale Price

\$508.500

Sale Date: 02/12/2021

Distance from Property: 599m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions : The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address Including suburb and postcode

20 GREVILLEA AVENUE, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range: \$459,000 to \$489,000

Median sale price

Median price	\$500,000	Property type	House	Subur	KANGAROO FLAT	
Period	01 April 2022 to 30 June 2022		Source		pricefinder	

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
10 BURROWES ST, GOLDEN SQUARE, VIC 3555	\$491,500	19/04/2022
44 PATTISON DR, KANGAROO FLAT, VIC 3555	\$515,000	09/03/2022
1 DYLANA CRT, KANGAROO FLAT, VIC 3555	\$508,500	02/12/2021

This Statement of Information was prepared on:

24/07/2022

