

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 20 GREVILLEA AVENUE, KANGAROO

3 bedrooms, 1 bathroom, 2 cars

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://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 bedrooms, 1 bathroom, 1 car

Sale Price

**\$491,500**

Sale Date: 19/04/2022

Distance from Property: 4.7km



### 44 PATTISON DR, KANGAROO FLAT, VIC 3555

3 bedrooms, 1 bathroom, 1 car

Sale Price

**\$515,000**

Sale Date: 09/03/2022

Distance from Property: 312m



### 1 DYLANA CRT, KANGAROO FLAT, VIC 3555

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

**\$508,500**

Sale Date: 02/12/2021

Distance from Property: 599m



This report has been compiled on 24/07/2022 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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](http://consumer.vic.gov.au/underquoting)

Price Range:

\$459,000 to \$489,000

### Median sale price

Median price

\$500,000

Property type

House

Suburb

KANGAROO FLAT

Period

01 April 2022 to 30 June 2022

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

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