

STATEMENT OF INFORMATION

7/233 MACKENZIE STREET W, KANGAROO FLAT, VIC 3555

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7/233 MACKENZIE STREET W, KANGAROO  2  1  1

Indicative Selling Price

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

Price Range: **\$230,000 to \$245,000**

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (Unit)

\$220,000

01 October 2016 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.



1/16 CARPENTER ST, KANGAROO FLAT, VIC  2  1  1

Sale Price

\$220,000

Sale Date: 18/08/2017

Distance from Property: 911m



97 PANTON ST, GOLDEN SQUARE, VIC 3555  2  1  1

Sale Price

***\$245,000**

Sale Date: 03/08/2017

Distance from Property: 1.6km



2/256 MACKENZIE ST, KANGAROO FLAT, VIC  2  1  1

Sale Price

\$210,000

Sale Date: 23/06/2017

Distance from Property: 326m



This report has been compiled on 22/11/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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4/18 STATION ST, KANGAROO FLAT, VIC 3555



Sale Price

\$250,000

Sale Date: 22/06/2017

Distance from Property: 798m



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

7/233 MACKENZIE STREET W, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range: \$230,000 to \$245,000

Median sale price

Median price \$220,000

House

Unit

X

Suburb

KANGAROO FLAT

Period

01 October 2016 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
1/16 CARPENTER ST, KANGAROO FLAT, VIC 3555	\$220,000	18/08/2017
97 PANTON ST, GOLDEN SQUARE, VIC 3555	*\$245,000	03/08/2017
2/256 MACKENZIE ST, KANGAROO FLAT, VIC 3555	\$210,000	23/06/2017
4/18 STATION ST, KANGAROO FLAT, VIC 3555	\$250,000	22/06/2017