

# STATEMENT OF INFORMATION

9 SHORT STREET, KANGAROO FLAT, VIC 3555

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 SHORT STREET, KANGAROO FLAT, VIC**  2  2  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$255,000 to \$265,000**

Provided by: Wes Dorrington, Bendigo Property Plus

## MEDIAN SALE PRICE



### KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

**\$315,000**

01 April 2017 to 31 March 2018

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.



**5 LINDSAY ST, KANGAROO FLAT, VIC 3555**  2  1  1

Sale Price

**\$275,000**

Sale Date: 20/10/2016

Distance from Property: 880m



**8 STATION ST, KANGAROO FLAT, VIC 3555**  2  -  -

Sale Price

**\$275,000**

Sale Date: 01/04/2016

Distance from Property: 820m



**9 DANSON AVE, KANGAROO FLAT, VIC 3555**  3  1  2

Sale Price

**\*\*\$269,000**

Sale Date: 16/03/2018

Distance from Property: 550m



This report has been compiled on 06/04/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.





## 10 LANSELL ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

**\*\*\$270,000**

Sale Date: 12/02/2018

Distance from Property: 258m



## 13 GORDON ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

**\*\*\$265,000**

Sale Date: 25/01/2018

Distance from Property: 700m



## 2 VIEW ST, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

**\$272,500**

Sale Date: 07/09/2017

Distance from Property: 773m



## 6 OSBORN AVE, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

**\$271,000**

Sale Date: 19/07/2017

Distance from Property: 745m



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

9 SHORT STREET, 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:

\$255,000 to \$265,000

Median sale price

Median price

\$315,000

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 April 2017 to 31 March 2018

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
5 LINDSAY ST, KANGAROO FLAT, VIC 3555	\$275,000	20/10/2016
8 STATION ST, KANGAROO FLAT, VIC 3555	\$275,000	01/04/2016
9 DANSON AVE, KANGAROO FLAT, VIC 3555	**\$269,000	16/03/2018
10 LANSELL ST, KANGAROO FLAT, VIC 3555	**\$270,000	12/02/2018

13 GORDON ST, KANGAROO FLAT, VIC 3555	**\$265,000	25/01/2018
2 VIEW ST, KANGAROO FLAT, VIC 3555	\$272,500	07/09/2017
6 OSBORN AVE, KANGAROO FLAT, VIC 3555	\$271,000	19/07/2017