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

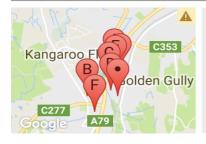
For the meaning of this price see consumer.vic.au/underquoting

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)

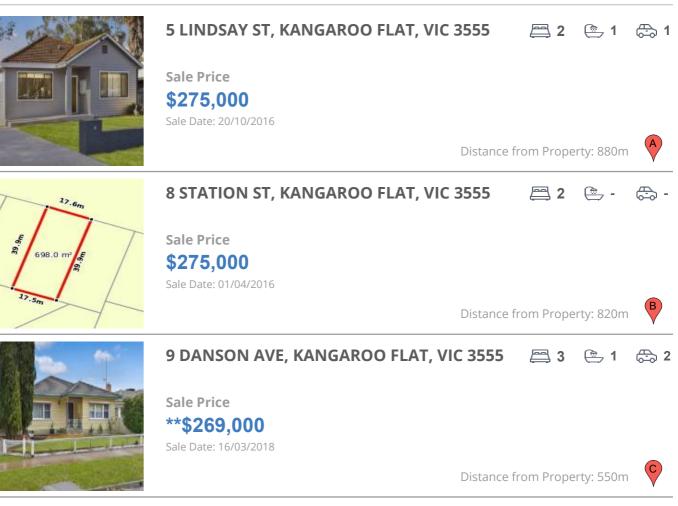
\$315,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

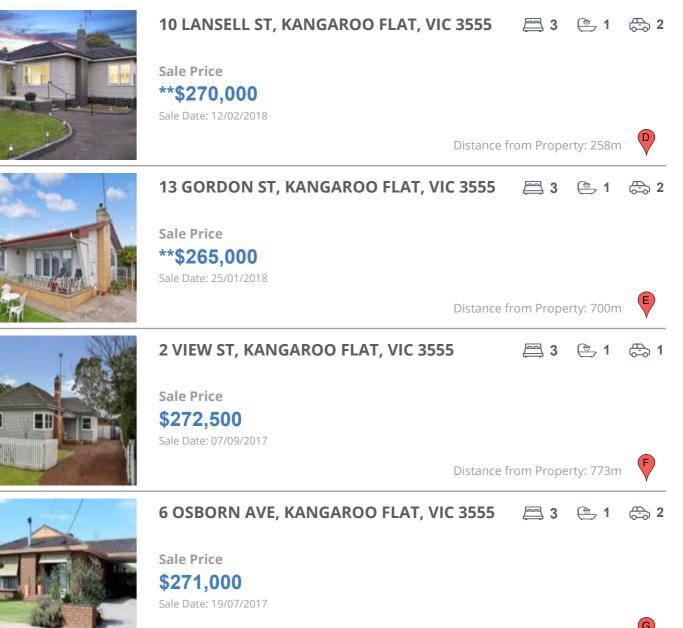
These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



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

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Distance from Property: 745m

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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 9 SHORT STREET, KANGAROO FLAT, VIC 3555

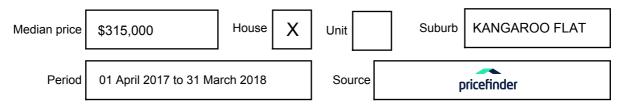
Indicative selling price

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

Price Range:

\$255,000 to \$265,000

Median sale price



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