



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 18 Elvey Drive, KANGAROO FLAT 3555

### Indicative selling price

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

**Range \$320,000 - \$340,000**

### Median sale price

Median **House** for **KANGAROO FLAT** for period **Jun 2017 - Jul 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$311,000**

### Comparable property sales

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

**138 Wesley Street,**  
Kangaroo Flat 3555

Price **\$340,000** Sold 04  
April 2018

**50A Wesley Street,**  
Kangaroo Flat 3555

Price **\$330,000** Sold 26 April  
2018

**19 Jerribong Way,**  
Kangaroo Flat 3555

Price **\$317,500** Sold 05 April  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

#### Elders Real Estate Bendigo

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#### Contact agents



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