



STATEMENT OF INFORMATION

22A LOCKWOOD ROAD, KANGAROO FLAT, VIC 3555

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22A LOCKWOOD ROAD, KANGAROO

 3  1  1

Indicative Selling Price

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

Price Range: **240,000 to 250,000**

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.



21 QUEEN ST, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

\$255,000

Sale Date: 31/08/2017

Distance from Property: 1.1km



22 CARPENTER ST, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

\$250,000

Sale Date: 23/08/2017

Distance from Property: 157m



24 WESLEY ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$244,000

Sale Date: 03/08/2017

Distance from Property: 691m



This report has been compiled on 10/04/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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34 OLYMPIC PDE, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

\$240,000

Sale Date: 21/07/2017

Distance from Property: 596m



165 HIGH ST, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

\$255,000

Sale Date: 16/07/2017

Distance from Property: 290m



2 PAGE CRT, KANGAROO FLAT, VIC 3555

 3  -  -

Sale Price

\$255,000

Sale Date: 13/06/2017

Distance from Property: 137m



14 LOCKWOOD MEWS, KANGAROO FLAT, VIC

 3  1  2

Sale Price

\$242,500

Sale Date: 09/06/2017

Distance from Property: 567m



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

22A LOCKWOOD ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

240,000 to 250,000

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
21 QUEEN ST, KANGAROO FLAT, VIC 3555	\$255,000	31/08/2017
22 CARPENTER ST, KANGAROO FLAT, VIC 3555	\$250,000	23/08/2017
24 WESLEY ST, KANGAROO FLAT, VIC 3555	\$244,000	03/08/2017
34 OLYMPIC PDE, KANGAROO FLAT, VIC 3555	\$240,000	21/07/2017

165 HIGH ST, KANGAROO FLAT, VIC 3555	\$255,000	16/07/2017
2 PAGE CRT, KANGAROO FLAT, VIC 3555	\$255,000	13/06/2017
14 LOCKWOOD MEWS, KANGAROO FLAT, VIC 3555	\$242,500	09/06/2017