# 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)

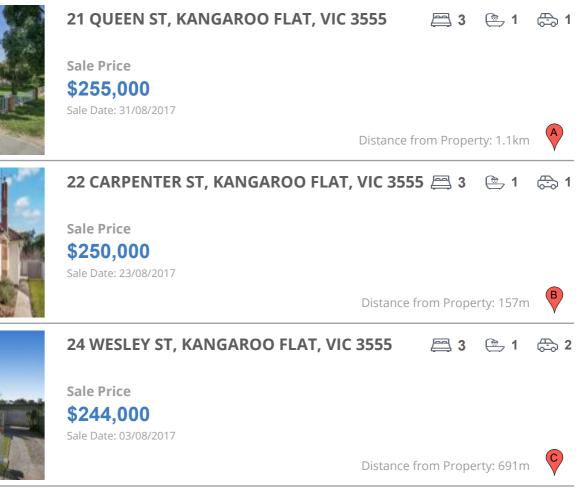
\$315,000

01 April 2017 to 31 March 2018

Provided by: 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 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

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14 LOCKWOOD MEWS, KANGAROO FLAT, VIC 🖳 3 🕒 1 🚓 2 **Sale Price** \$242,500 Sale Date: 09/06/2017

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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 22A LOCKWOOD ROAD, KANGAROO FLAT, VIC 3555 postcode 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 Х Suburb **KANGAROO FLAT** House Median price \$315,000 Unit Period 01 April 2017 to 31 March 2018 Source pricefinder

#### **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