

STATEMENT OF INFORMATION

11 HIGH STREET, KANGAROO FLAT, VIC 3555

PREPARED BY KYLEE MCCALMAN, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 HIGH STREET, KANGAROO FLAT, VIC

 3  1  1

Indicative Selling Price

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

Price Range: \$250,000 to \$270,000

Provided by: Kylee McCalman, Professionals Bendigo

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$310,000

01 January 2017 to 31 December 2017

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.



41 MAPLE ST, GOLDEN SQUARE, VIC 3555

 3  1  2

Sale Price

\$267,500

Sale Date: 03/11/2016

Distance from Property: 2.2km



207 QUEEN ST, BENDIGO, VIC 3550

 2  1  1

Sale Price

\$282,500

Sale Date: 29/06/2017

Distance from Property: 3.2km



492 HARGREAVES ST, BENDIGO, VIC 3550

 2  1  2

Sale Price

\$285,000

Sale Date: 28/07/2016

Distance from Property: 3.4km



This report has been compiled on 09/02/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - 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.

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

11 HIGH STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$250,000 to \$270,000

Median sale price

Median price

\$310,000

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 January 2017 to 31 December 2017

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
41 MAPLE ST, GOLDEN SQUARE, VIC 3555	\$267,500	03/11/2016
207 QUEEN ST, BENDIGO, VIC 3550	\$282,500	29/06/2017
492 HARGREAVES ST, BENDIGO, VIC 3550	\$285,000	28/07/2016