



STATEMENT OF INFORMATION

4A STATION STREET, KANGAROO FLAT, VIC 3555

PREPARED BY PAUL BYRNE, BENDIGO REAL ESTATE, PHONE: 0439 441 198

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4A STATION STREET, KANGAROO

 2  1  1

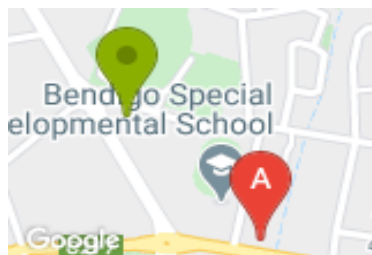
Indicative Selling Price

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

Price Range: **\$250,000 to \$275,000**

Provided by: Paul Byrne, Bendigo Real Estate

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$355,000

01 July 2019 to 30 June 2020

Provided by: 

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



22 LOCKWOOD RD, KANGAROO FLAT, VIC

 2  1  4

Sale Price

\$260,000

Sale Date: 01/11/2019

Distance from Property: 317m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.

Property offered for

Address
Including suburb and
postcode

4A STATION 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 \$275,000

Median sale price

Median price

\$355,000

Property type

House

Suburb

KANGAROO FLAT

Period

01 July 2019 to 30 June 2020

Source

pricefinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable

Price

Date of sale

22 LOCKWOOD RD, KANGAROO FLAT, VIC 3555

\$260,000

01/11/2019

This Statement of Information was prepared on:

21/08/2020