

# STATEMENT OF INFORMATION

201B ASPINALL STREET, KANGAROO FLAT, VIC 3555 PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO

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### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



Indicative Selling Price

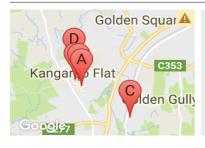
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$310,000 to \$329,000

Provided by: Jenny Donaldson , Professionals Bendigo

# **MEDIAN SALE PRICE**



# **KANGAROO FLAT, VIC, 3555**

Suburb Median Sale Price (House)

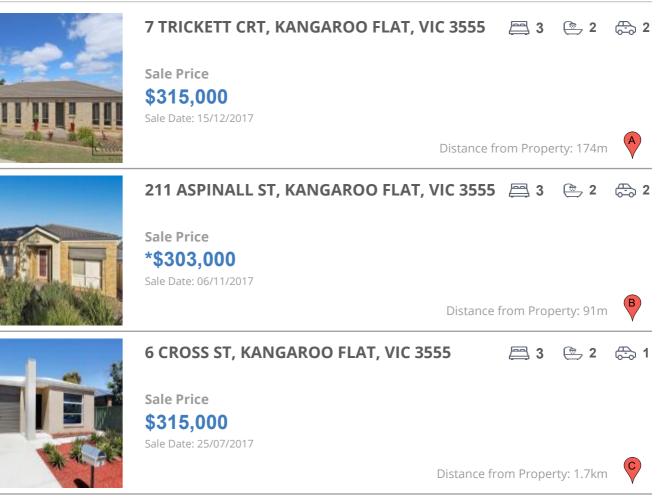
\$310,000

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 24/05/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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## 118 ALDER ST, GOLDEN SQUARE, VIC 3555 🛛 📇 3 🗁 2 🚓 2

**Sale Price** \*\$335,000 Sale Date: 05/03/2018

Distance from Property: 458m



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# 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 201B ASPINALL STREET, KANGAROO FLAT, VIC 3555

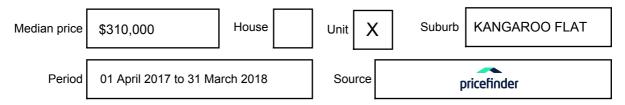
### Indicative selling price

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

Price Range:

\$310,000 to \$329,000

#### Median sale price



### **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
7 TRICKETT CRT, KANGAROO FLAT, VIC 3555	\$315,000	15/12/2017
211 ASPINALL ST, KANGAROO FLAT, VIC 3555	*\$303,000	06/11/2017
6 CROSS ST, KANGAROO FLAT, VIC 3555	\$315,000	25/07/2017
118 ALDER ST, GOLDEN SQUARE, VIC 3555	*\$335,000	05/03/2018