

STATEMENT OF INFORMATION

91A MORRISON STREET, KANGAROO FLAT, VIC 3555

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



91A MORRISON STREET, KANGAROO

 3  1  1

Indicative Selling Price

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

Price Range: **\$285,000 to \$295,000**

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$302,500

01 July 2016 to 30 June 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.



122 CRUSOE RD, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

Price Withheld

Sale Date: 10/07/2017

Distance from Property: 659m



18 ELIZABETH ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

***\$305,000**

Sale Date: 31/05/2017

Distance from Property: 1.1km



42 BARNETT DR, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

\$280,000

Sale Date: 01/03/2017

Distance from Property: 841m



This report has been compiled on 23/08/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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6 JULIE CRT, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$297,500

Sale Date: 27/02/2017

Distance from Property: 398m



14 MORRISON ST, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

\$280,000

Sale Date: 17/02/2017

Distance from Property: 880m



21 PATTISON DR, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$270,000

Sale Date: 16/02/2017

Distance from Property: 395m



26 PATTISON DR, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

\$275,000

Sale Date: 10/02/2017

Distance from Property: 415m



6 GREVILLEA AVE, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$290,000

Sale Date: 12/10/2016

Distance from Property: 615m





8 PARKLANE CRT, KANGAROO FLAT, VIC 3555  3  1  1

Sale Price

\$285,000

Sale Date: 24/08/2016

Distance from Property: 452m



13 GREVILLEA AVE, KANGAROO FLAT, VIC  3  1  2

Sale Price

\$295,000

Sale Date: 12/08/2016

Distance from Property: 645m



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

91A MORRISON STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range: \$285,000 to \$295,000

Median sale price

Median price \$302,500

House

Unit

Suburb

KANGAROO FLAT

Period 01 July 2016 to 30 June 2017

Source

pricfinder

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
122 CRUSOE RD, KANGAROO FLAT, VIC 3555	Price Withheld	10/07/2017
18 ELIZABETH ST, KANGAROO FLAT, VIC 3555	*\$305,000	31/05/2017
42 BARNETT DR, KANGAROO FLAT, VIC 3555	\$280,000	01/03/2017
6 JULIE CRT, KANGAROO FLAT, VIC 3555	\$297,500	27/02/2017

14 MORRISON ST, KANGAROO FLAT, VIC 3555	\$280,000	17/02/2017
21 PATTISON DR, KANGAROO FLAT, VIC 3555	\$270,000	16/02/2017
26 PATTISON DR, KANGAROO FLAT, VIC 3555	\$275,000	10/02/2017
6 GREVILLEA AVE, KANGAROO FLAT, VIC 3555	\$290,000	12/10/2016
8 PARKLANE CRT, KANGAROO FLAT, VIC 3555	\$285,000	24/08/2016
13 GREVILLEA AVE, KANGAROO FLAT, VIC 3555	\$295,000	12/08/2016