



# STATEMENT OF INFORMATION

9 DANSON AVENUE, KANGAROO FLAT, VIC-3555

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 DANSON AVENUE, KANGAROO FLAT,**

 3  1  3

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$249,000 to \$269,000**

Provided by: Wes Dorrington, Bendigo Property Plus

## 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.



**2 VIEW ST, KANGAROO FLAT, VIC 3555**

 3  1  1

Sale Price

**\$272,500**

Sale Date: 07/09/2017

Distance from Property: 1km



**165 HIGH ST, KANGAROO FLAT, VIC 3555**

 3  1  1

Sale Price

**\$255,000**

Sale Date: 16/07/2017

Distance from Property: 873m



**8 GUTHRIE ST, KANGAROO FLAT, VIC 3555**

 3  1  3

Sale Price

**\$230,000**

Sale Date: 09/06/2017

Distance from Property: 189m



This report has been compiled on 21/02/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**16 GUTHRIE ST, KANGAROO FLAT, VIC 3555**

 3  1  3

Sale Price

**\$275,000**

Sale Date: 05/04/2017

Distance from Property: 221m



**3 BASLAR CRT, KANGAROO FLAT, VIC 3555**

 3  1  2

Sale Price

**\$283,000**

Sale Date: 16/01/2017

Distance from Property: 69m



**20 OSBORN AVE, KANGAROO FLAT, VIC 3555**

 3  2  2

Sale Price

**\$299,000**

Sale Date: 23/12/2016

Distance from Property: 254m



**9 GRAHAM ST, KANGAROO FLAT, VIC 3555**

 3  1  3

Sale Price

**\$275,000**

Sale Date: 24/10/2016

Distance from Property: 120m



**35 DANSON AVE, KANGAROO FLAT, VIC 3555**

 3  1  2

Sale Price

**\$252,500**

Sale Date: 15/09/2015

Distance from Property: 351m





**25 BELINDA AVE, GOLDEN SQUARE, VIC 3555**



Sale Price

**\$285,000**

Sale Date: 15/07/2015

Distance from Property: 810m



**8 HYNAM AVE, KANGAROO FLAT, VIC 3555**



Sale Price

**\$267,000**

Sale Date: 22/01/2015

Distance from Property: 489m



## 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

9 DANSON AVENUE, KANGAROO FLAT, VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$249,000 to \$269,000

### Median sale price

Median price

\$310,000

House

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
2 VIEW ST, KANGAROO FLAT, VIC 3555	\$272,500	07/09/2017
165 HIGH ST, KANGAROO FLAT, VIC 3555	\$255,000	16/07/2017
8 GUTHRIE ST, KANGAROO FLAT, VIC 3555	\$230,000	09/06/2017
16 GUTHRIE ST, KANGAROO FLAT, VIC 3555	\$275,000	05/04/2017

3 BASLAR CRT, KANGAROO FLAT, VIC 3555	\$283,000	16/01/2017
20 OSBORN AVE, KANGAROO FLAT, VIC 3555	\$299,000	23/12/2016
9 GRAHAM ST, KANGAROO FLAT, VIC 3555	\$275,000	24/10/2016
35 DANSON AVE, KANGAROO FLAT, VIC 3555	\$252,500	15/09/2015
25 BELINDA AVE, GOLDEN SQUARE, VIC 3555	\$285,000	15/07/2015
8 HYNAM AVE, KANGAROO FLAT, VIC 3555	\$267,000	22/01/2015