



STATEMENT OF INFORMATION

89 LOCKWOOD ROAD, KANGAROO FLAT, VIC-3555

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



89 LOCKWOOD ROAD, KANGAROO FLAT,  3  1  1

Indicative Selling Price

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

Price Range: **\$335,000 to \$350,000**

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.



24 DUKE ST, KANGAROO FLAT, VIC 3555  3  2  4

Sale Price

Price Withheld

Sale Date: 04/12/2017

Distance from Property: 880m



1 ELIZABETH ST, KANGAROO FLAT, VIC 3555  3  2  6

Sale Price

\$350,000

Sale Date: 30/10/2017

Distance from Property: 215m



143 LOCKWOOD RD, KANGAROO FLAT, VIC  3  2  2

Sale Price

\$370,000

Sale Date: 04/07/2017

Distance from Property: 357m



This report has been compiled on 13/02/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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95 QUEEN ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$310,500

Sale Date: 08/06/2017

Distance from Property: 849m



9 MURIEL ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$295,200

Sale Date: 20/03/2017

Distance from Property: 196m



77 LOCKWOOD RD, KANGAROO FLAT, VIC

 3  1  2

Sale Price

\$275,000

Sale Date: 27/07/2016

Distance from Property: 125m



108 LOCKWOOD RD, KANGAROO FLAT, VIC

 3  1  2

Sale Price

\$300,000

Sale Date: 05/04/2016

Distance from Property: 136m



11 OLYMPIC PDE, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$300,000

Sale Date: 17/12/2015

Distance from Property: 613m



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

89 LOCKWOOD ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range: \$335,000 to \$350,000

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
24 DUKE ST, KANGAROO FLAT, VIC 3555	Price Withheld	04/12/2017
1 ELIZABETH ST, KANGAROO FLAT, VIC 3555	\$350,000	30/10/2017
143 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$370,000	04/07/2017
95 QUEEN ST, KANGAROO FLAT, VIC 3555	\$310,500	08/06/2017

9 MURIEL ST, KANGAROO FLAT, VIC 3555	\$295,200	20/03/2017
77 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$275,000	27/07/2016
108 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$300,000	05/04/2016
11 OLYMPIC PDE, KANGAROO FLAT, VIC 3555	\$300,000	17/12/2015