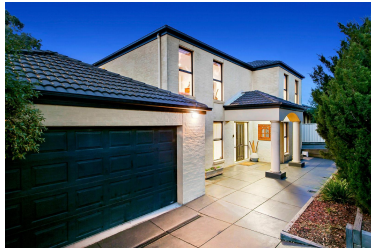


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 50 BROWNING STREET, KANGAROO

 5  2  3

#### Indicative Selling Price

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

**\$560,000 to \$590,000**

Provided by: Bronwyn Hosking, Bendigo Property Plus

## SUBURB MEDIAN



### KANGAROO FLAT, VIC, 3555

#### Suburb Median Sale Price (House)

**\$301,250**

01 April 2016 to 31 March 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.



### 78 PIONEER DR, MAIDER GULLY, VIC 3551

 4  2  4

#### Sale Price

**\$551,000**

Sale Date: 22/02/2017

Distance from Property: 4km



### 74 HAVLIN ST, QUARRY HILL, VIC 3550

 4  2  2

#### Sale Price

**\$600,000**

Sale Date: 02/09/2016

Distance from Property: 4.6km



### 20 BANNERMAN ST, BENDIGO, VIC 3550

 4  2  2

#### Sale Price

**\$580,000**

Sale Date: 17/06/2016

Distance from Property: 5km



This report has been compiled on 15/05/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

50 BROWNING STREET, 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)

Single Price / Range

\$560,000 to \$590,000

Median sale price

Median price

\$301,250

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 April 2016 to 31 March 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
78 PIONEER DR, MAIDEN GULLY, VIC 3551	\$551,000	22/02/2017
74 HAVLIN ST, QUARRY HILL, VIC 3550	\$600,000	02/09/2016
20 BANNERMAN ST, BENDIGO, VIC 3550	\$580,000	17/06/2016