

# STATEMENT OF INFORMATION

2 LONGMORE STREET, KANGAROO FLAT, VIC 3555

PREPARED BY MATT INGRAM, BENDIGO PROPERTY PLUS, PHONE: 0428 417 499



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 LONGMORE STREET, KANGAROO FLAT,**  3  1  2

### Indicative Selling Price

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

**Price Range: 455,000 to 475,000**

Provided by: Matt Ingram, Bendigo Property Plus

## MEDIAN SALE PRICE



### KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

**\$327,750**

01 October 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.



**20 SUNDEW DR, KANGAROO FLAT, VIC 3555**

 4  2  2

### Sale Price

**\$465,000**

Sale Date: 14/10/2017

Distance from Property: 1.5km



**12 NEEDLEWOOD DR, KANGAROO FLAT, VIC**

 4  2  4

### Sale Price

**\$495,000**

Sale Date: 22/12/2016

Distance from Property: 1.4km



**5 BRONZE DR, KANGAROO FLAT, VIC 3555**

 4  2  2

### Sale Price

**\$490,000**

Sale Date: 19/07/2017

Distance from Property: 2.6km



This report has been compiled on 12/01/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [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

2 LONGMORE STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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Price Range:

455,000 to 475,000

Median sale price

Median price

\$327,750

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 October 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
20 SUNDEW DR, KANGAROO FLAT, VIC 3555	\$465,000	14/10/2017
12 NEEDLEWOOD DR, KANGAROO FLAT, VIC 3555	\$495,000	22/12/2016
5 BRONZE DR, KANGAROO FLAT, VIC 3555	\$490,000	19/07/2017