

# STATEMENT OF INFORMATION

222 HIGH STREET, KANGAROO FLAT, VIC 3555

PREPARED BY DANNY CLARKE, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**222 HIGH STREET, KANGAROO FLAT, VIC**  3  2  3

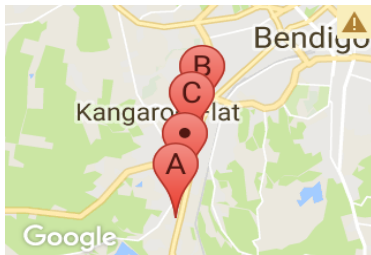
### Indicative Selling Price

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

**Price Range: \$325,000 to \$345,000**

Provided by: Danny Clarke, Professionals Bendigo

## 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.



**1 ALMA CRT, KANGAROO FLAT, VIC 3555**  3  2  1

### Sale Price

**\*\$325,000**

Sale Date: 17/11/2017

Distance from Property: 944m



**1 HIGH ST, KANGAROO FLAT, VIC 3555**  3  2  2

### Sale Price

**\*\$325,000**

Sale Date: 10/07/2017

Distance from Property: 2km



**3 LANSELL ST, KANGAROO FLAT, VIC 3555**  3  1  1

### Sale Price

**\$325,000**

Sale Date: 02/05/2017

Distance from Property: 1.2km



This report has been compiled on 15/02/2018 by Professionals Bendigo. 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

222 HIGH STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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Price Range:

\$325,000 to \$345,000

Median sale price

Median price

\$310,000

House

X

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
1 ALMA CRT, KANGAROO FLAT, VIC 3555	*\$325,000	17/11/2017
1 HIGH ST, KANGAROO FLAT, VIC 3555	*\$325,000	10/07/2017
3 LANSELL ST, KANGAROO FLAT, VIC 3555	\$325,000	02/05/2017