

STATEMENT OF INFORMATION

6 PITTAWAY STREET, KANGAROO FLAT, VIC 3555
PREPARED BY JACINTA MCIVOR, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 PITTAWAY STREET, KANGAROO FLAT,  **3**  **-**  **-**

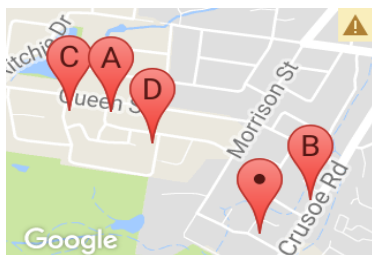
Indicative Selling Price

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

Price Range: **330,000 to 350,000**

Provided by: Jacinta McIvor, 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.



44 PATTISON DR, KANGAROO FLAT, VIC 3555  **3**  **1**  **2**

Sale Price

***\$285,000**

Sale Date: 20/12/2017

Distance from Property: 664m



36 CRUSOE RD, KANGAROO FLAT, VIC 3555  **3**  **2**  **2**

Sale Price

Price Withheld

Sale Date: 14/12/2017

Distance from Property: 207m



3 GOODENIA AVE, KANGAROO FLAT, VIC 3555  **3**  **1**  **2**

Sale Price

***\$298,000**

Sale Date: 05/12/2017

Distance from Property: 772m



This report has been compiled on 18/01/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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24 DUKE ST, KANGAROO FLAT, VIC 3555

 3  2  4

Sale Price

Price Withheld

Sale Date: 04/12/2017

Distance from Property: 484m



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

6 PITTAWAY STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

330,000 to 350,000

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
44 PATTISON DR, KANGAROO FLAT, VIC 3555	*\$285,000	20/12/2017
36 CRUSOE RD, KANGAROO FLAT, VIC 3555	Price Withheld	14/12/2017
3 GOODENIA AVE, KANGAROO FLAT, VIC 3555	*\$298,000	05/12/2017
24 DUKE ST, KANGAROO FLAT, VIC 3555	Price Withheld	04/12/2017