



STATEMENT OF INFORMATION

16 YARUNGA DRIVE, KANGAROO FLAT, VIC 3555

PREPARED BY BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 YARUNGA DRIVE, KANGAROO FLAT,

 3  1  4

Indicative Selling Price

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

Price Range: \$320,000 to \$330,000

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$312,500

01 July 2017 to 30 June 2018

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.



5 WALLABY AVE, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

***\$320,000**

Sale Date: 26/06/2018

Distance from Property: 1.8km



89 LOCKWOOD RD, KANGAROO FLAT, VIC

 3  1  2

Sale Price

\$333,000

Sale Date: 09/05/2018

Distance from Property: 1.8km



2 LOWE ST, KANGAROO FLAT, VIC 3555

 3  2  3

Sale Price

\$326,000

Sale Date: 19/04/2018

Distance from Property: 142m



This report has been compiled on 07/07/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - 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

16 YARUNGA DRIVE, KANGAROO FLAT, VIC 3555

Indicative selling price

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Price Range:

\$320,000 to \$330,000

Median sale price

Median price

\$312,500

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 July 2017 to 30 June 2018

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
5 WALLABY AVE, KANGAROO FLAT, VIC 3555	*\$320,000	26/06/2018
89 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$333,000	09/05/2018
2 LOWE ST, KANGAROO FLAT, VIC 3555	\$326,000	19/04/2018