# **STATEMENT OF INFORMATION**

381 HIGH STREET, KANGAROO FLAT, VIC 3555 PREPARED BY BENDIGO PROPERTY PLUS





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 381 HIGH STREET, KANGAROO FLAT, VIC 🕮 3 🕒 1 😓 1

**Indicative Selling Price** For the meaning of this price see consumer.vic.au/underquoting

\$265,000 to 275,000 Price Range:

### **MEDIAN SALE PRICE**



# **KANGAROO FLAT, VIC, 3555**

**Suburb Median Sale Price (House)** 

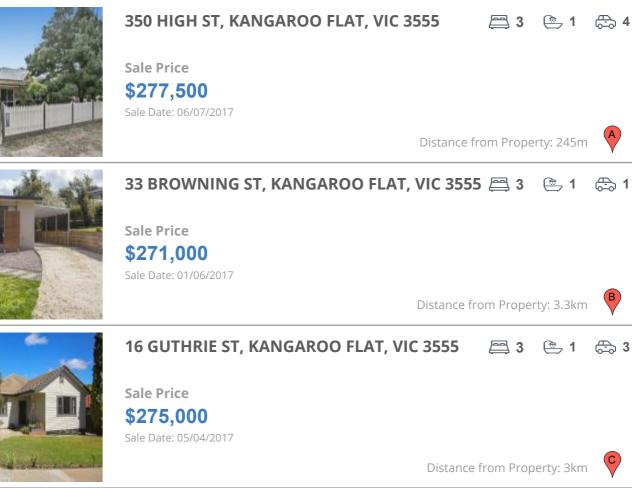
\$305.000

01 October 2016 to 30 September 2017

Provided by: pricefinder

# **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.



This report has been compiled on 02/11/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



# 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 381 HIGH STREET, KANGAROO FLAT, VIC 3555 postcode

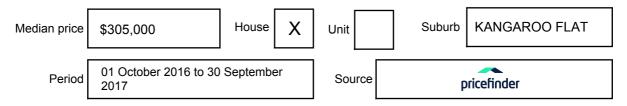
### Indicative selling price

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

Price Range:

\$265,000 to 275,000

#### Median sale price



### **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
350 HIGH ST, KANGAROO FLAT, VIC 3555	\$277,500	06/07/2017
33 BROWNING ST, KANGAROO FLAT, VIC 3555	\$271,000	01/06/2017
16 GUTHRIE ST, KANGAROO FLAT, VIC 3555	\$275,000	05/04/2017