



STATEMENT OF INFORMATION

6 CROSS 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



6 CROSS STREET, KANGAROO FLAT, VIC  3  2  1

Indicative Selling Price

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

\$315,000 to \$330,000

Provided by: Matt Ingram, Bendigo Property Plus

SUBURB MEDIAN



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$301,250

01 April 2016 to 31 March 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.



30 KLIM AVE, KANGAROO FLAT, VIC 3555  3  2  2

Sale Price

\$345,000

Sale Date: 27/04/2016

Distance from Property: 1.4km



1 LILY PL, KANGAROO FLAT, VIC 3555  3  2  2

Sale Price

\$315,000

Sale Date: 26/04/2016

Distance from Property: 1.7km



3 SOVEREIGN GDNS, KANGAROO FLAT, VIC  3  2  2

Sale Price

\$318,000

Sale Date: 07/04/2016

Distance from Property: 1.6km



This report has been compiled on 22/05/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - 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

6 CROSS STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Single Price / Range

\$315,000 to \$330,000

Median sale price

Median price

\$301,250

House

X

Unit

Suburb

KANGAROO FLAT

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

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
30 KLIM AVE, KANGAROO FLAT, VIC 3555	\$345,000	27/04/2016
1 LILY PL, KANGAROO FLAT, VIC 3555	\$315,000	26/04/2016
3 SOVEREIGN GDNS, KANGAROO FLAT, VIC 3555	\$318,000	07/04/2016