

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

1/13 Beverley Street, Kangaroo Flat Vic 3555

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### Indicative selling price

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

Range \$230,000 - \$247,000

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### Median sale price

Median Price \$248,750 | Unit | Bendigo

Period – From 19<sup>th</sup> November 2017 to 19<sup>th</sup> November 2017 Source – RPdata

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### 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
1/16 McLachlan Street, Golden Square Vic 3555	\$245,000	11/10/2018
36 Norelle Crescent, Golden Square Vic 3555	\$238,000	23/05/2018
7/233 MacKenzie Street West, Kangaroo Flat Vic 3555	\$238,000	02/02/2018