

# STATEMENT OF INFORMATION

4 PITTAWAY STREET, KANGAROO FLAT, VIC 3555

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 PITTAWAY STREET, KANGAROO FLAT, VIC 3555**  3  2  2

### Indicative Selling Price

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

**Price Range: 348,000 to \$363,000**

Provided by: Wes Dorrington, Bendigo Property Plus

## MEDIAN SALE PRICE



### KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

**\$301,750**

01 July 2016 to 30 June 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.



**17 PEACE ST, KANGAROO FLAT, VIC 3555**  3  3  2

Sale Price

**\$360,000**

Sale Date: 08/05/2017

Distance from Property: 1km



**31 IRONTREE CL, KANGAROO FLAT, VIC 3555**  3  2  2

Sale Price

**\$370,000**

Sale Date: 08/05/2017

Distance from Property: 714m



**8 BILLIARD CRT, KANGAROO FLAT, VIC 3555**  3  2  2

Sale Price

**\$350,000**

Sale Date: 22/12/2016

Distance from Property: 961m



This report has been compiled on 26/09/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**101 CRUSOE RD, KANGAROO FLAT, VIC 3555**

 3  2  4

Sale Price

**\$355,000**

Sale Date: 14/12/2016

Distance from Property: 537m



**29 BARNETT DR, KANGAROO FLAT, VIC 3555**

 3  2  2

Sale Price

**\$360,000**

Sale Date: 16/10/2016

Distance from Property: 855m



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

4 PITTAWAY STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

348,000 to \$363,000

Median sale price

Median price

\$301,750

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 July 2016 to 30 June 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
17 PEACE ST, KANGAROO FLAT, VIC 3555	\$360,000	08/05/2017
31 IRONTREE CL, KANGAROO FLAT, VIC 3555	\$370,000	08/05/2017
8 BILLIARD CRT, KANGAROO FLAT, VIC 3555	\$350,000	22/12/2016
101 CRUSOE RD, KANGAROO FLAT, VIC 3555	\$355,000	14/12/2016

29 BARNETT DR, KANGAROO FLAT, VIC 3555	\$360,000	16/10/2016
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