





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 PITTAWAY STREET, KANGAROO FLAT, 🕮 3 🕒 2 😓 2







Indicative Selling Price

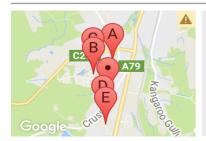
For the meaning of this price see consumer.vic.au/underquoting

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: **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.



17 PEACE ST, KANGAROO FLAT, VIC 3555







Sale Price

\$360,000

Sale Date: 08/05/2017

Distance from Property: 1km





31 IRONTREE CL, KANGAROO FLAT, VIC 3555 🕮 3









Sale Price

\$370,000

Sale Date: 08/05/2017

Distance from Property: 714m





8 BILLIARD CRT, KANGAROO FLAT, VIC 3555









Sale Price

\$350.000

Sale Date: 22/12/2016

Distance from Property: 961m







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







Sale Price

\$360,000

Sale Date: 16/10/2016





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
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Indicative selling price

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

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

Median sale price

Median price	\$301,750	House	Unit	Suburb	KANGAROO FLAT
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

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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