

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 JERRIBONG WAY, KANGAROO FLAT,

3 2 1

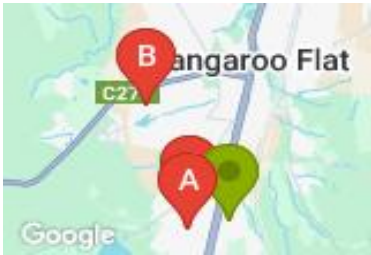
Indicative Selling Price

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

Price Range: \$590,000 to \$640,000

Provided by: PRD Admin, PRD Nationwide Bendigo

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$535,000

01 October 2023 to 30 September 2024

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 agents representative considers to be most comparable to the property for sale.



10 MINERS REST, KANGAROO FLAT, VIC 3555

3 2 2

Sale Price

\$595,000

Sale Date: 02/07/2024

Distance from Property: 559m



18 ASHBOURNE WAY, KANGAROO FLAT, VIC

3 2 2

Sale Price

\$625,000

Sale Date: 10/05/2024

Distance from Property: 2km



53 BARNETT DR, KANGAROO FLAT, VIC 3555

3 2 2

Sale Price

\$600,500

Sale Date: 26/02/2024

Distance from Property: 526m



This report has been compiled on 14/11/2024 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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