

STATEMENT OF INFORMATION

2 QUEEN 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



2 QUEEN STREET, KANGAROO FLAT, VIC  4  2  2

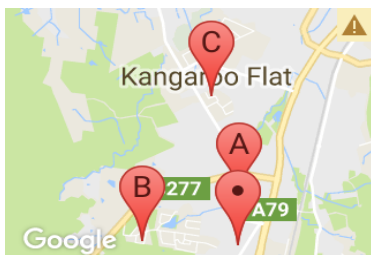
Indicative Selling Price

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

Price Range: \$430,000 to \$450,000

Provided by: Matt Ingram, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$327,750

01 October 2017 to 31 December 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.



10 PEACE ST, KANGAROO FLAT, VIC 3555  4  2  2

Sale Price

\$400,000

Sale Date: 03/06/2016

Distance from Property: 702m



12 NEEDLEWOOD DR, KANGAROO FLAT, VIC  4  2  4

Sale Price

\$495,000

Sale Date: 22/12/2016

Distance from Property: 1.3km



5 BRONZE DR, KANGAROO FLAT, VIC 3555  4  2  2

Sale Price

\$490,000

Sale Date: 19/07/2017

Distance from Property: 2.2km



This report has been compiled on 02/02/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - 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

2 QUEEN STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$430,000 to \$450,000

Median sale price

Median price

\$327,750

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 October 2017 to 31 December 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
10 PEACE ST, KANGAROO FLAT, VIC 3555	\$400,000	03/06/2016
12 NEEDLEWOOD DR, KANGAROO FLAT, VIC 3555	\$495,000	22/12/2016
5 BRONZE DR, KANGAROO FLAT, VIC 3555	\$490,000	19/07/2017