



STATEMENT OF INFORMATION

8/17 GRANTHAM TERRACE, KANGAROO FLAT, VIC 3555

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/17 GRANTHAM TERRACE, KANGAROO

 3  2  2

Indicative Selling Price

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

Price Range: **\$390,000 to \$410,000**

Provided by: Danny Crowle, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (Other)

\$31,680,000

01 October 2016 to 30 September 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.



104 QUEEN ST, KANGAROO FLAT, VIC

 3  2  2

Sale Price

\$400,000

Sale Date: 06/10/2016

Distance from Property: 1.1km



247 ASPINALL ST, KANGAROO FLAT, VIC

 3  2  2

Sale Price

\$385,000

Sale Date: 21/09/2016

Distance from Property: 2.1km



9 TUNUNGA CCT, KANGAROO FLAT, VIC

 3  2  2

Sale Price

\$580,000

Sale Date: 15/12/2016

Distance from Property: 1.4km



This report has been compiled on 21/11/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - 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

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Indicative selling price

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Price Range:

\$390,000 to \$410,000

Median sale price

Median price

\$31,680,000

House

Unit


Suburb

KANGAROO FLAT

Period

01 October 2016 to 30 September 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 |
|--|-----------|--------------|
| 104 QUEEN ST, KANGAROO FLAT, VIC 3555 | \$400,000 | 06/10/2016 |
| 247 ASPINALL ST, KANGAROO FLAT, VIC 3555 | \$385,000 | 21/09/2016 |
| 9 TUNUNGA CCT, KANGAROO FLAT, VIC 3555 | \$580,000 | 15/12/2016 |