

STATEMENT OF INFORMATION

8/17 GRANTHAM TERRACE, KANGAROO FLAT, VIC 3555
PREPARED BY DANNY CROWLE, BENDIGO PROPERTY PLUS, PHONE: 0418850829



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/17 GRANTHAM TERRACE, KANGAROO 🕮 3







Indicative Selling Price

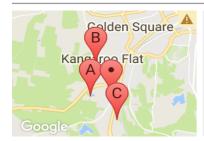
For the meaning of this price see consumer.vic.au/underquoting

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: **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.



104 QUEEN ST, KANGAROO FLAT, VIC







Sale Price

\$400,000

Sale Date: 06/10/2016

Distance from Property: 1.1km





247 ASPINALL ST, KANGAROO FLAT, VIC







Sale Price

\$385,000

Sale Date: 21/09/2016

Distance from Property: 2.1km





9 TUNUNGA CCT, KANGAROO FLAT, VIC







Sale Price

\$580,000

Sale Date: 15/12/2016

Distance from Property: 1.4km



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 8/17 GRANTHAM TERRACE, KANGAROO FLAT, VIC 3555

Indicative selling price

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

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	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