

STATEMENT OF INFORMATION

24 ALEXANDER STREET, KANGAROO FLAT, VIC 3555

PREPARED BY DANNY CLARKE, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 ALEXANDER STREET, KANGAROO

 3  1  -

Indicative Selling Price

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

Price Range: \$240,000 to \$249,000

Provided by: Danny Clarke, Professionals Bendigo

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$310,250

01 January 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.



29 ALDER ST, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

***\$253,000**

Sale Date: 05/02/2018

Distance from Property: 1km



24 WESLEY ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$244,000

Sale Date: 03/08/2017

Distance from Property: 1.2km



8 GUTHRIE ST, KANGAROO FLAT, VIC 3555

 3  1  3

Sale Price

\$230,000

Sale Date: 09/06/2017

Distance from Property: 279m



This report has been compiled on 15/03/2018 by Professionals Bendigo. 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

24 ALEXANDER STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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Price Range:

\$240,000 to \$249,000

Median sale price

Median price

\$310,250

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 January 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
29 ALDER ST, KANGAROO FLAT, VIC 3555	*\$253,000	05/02/2018
24 WESLEY ST, KANGAROO FLAT, VIC 3555	\$244,000	03/08/2017
8 GUTHRIE ST, KANGAROO FLAT, VIC 3555	\$230,000	09/06/2017