



STATEMENT OF INFORMATION

3 SOVEREIGN GARDENS, KANGAROO FLAT, VIC 3555

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 SOVEREIGN GARDENS, KANGAROO

 3  2  2

Indicative Selling Price

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

Price Range: **\$375,000 to \$385,000**

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$307,500

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



6 SOVEREIGN GDNS, KANGAROO FLAT, VIC

 3  2  2

Sale Price

\$367,000

Sale Date: 04/09/2017

Distance from Property: 50m



4 ST GEORGE PARK DR, KANGAROO FLAT, VIC

 3  2  2

Sale Price

***\$363,000**

Sale Date: 22/05/2018

Distance from Property: 926m



18 MAY ST, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

****\$365,000**

Sale Date: 30/04/2018

Distance from Property: 496m



This report has been compiled on 21/06/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



20 JERRIBONG WAY, KANGAROO FLAT, VIC

 3  2  2

Sale Price

\$378,000

Sale Date: 07/12/2017

Distance from Property: 1.2km



21 AUSTIN CRT, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

\$380,000

Sale Date: 16/11/2017

Distance from Property: 2km



8 DEJONG CRT, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

\$370,000

Sale Date: 13/07/2017

Distance from Property: 771m



143 LOCKWOOD RD, KANGAROO FLAT, VIC

 3  2  2

Sale Price

\$370,000

Sale Date: 04/07/2017

Distance from Property: 971m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 SOVEREIGN GARDENS, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$375,000 to \$385,000

Median sale price

Median price

\$307,500

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
6 SOVEREIGN GDNS, KANGAROO FLAT, VIC 3555	\$367,000	04/09/2017
4 ST GEORGE PARK DR, KANGAROO FLAT, VIC 3555	*\$363,000	22/05/2018
18 MAY ST, KANGAROO FLAT, VIC 3555	**\$365,000	30/04/2018
20 JERRIBONG WAY, KANGAROO FLAT, VIC 3555	\$378,000	07/12/2017

21 AUSTIN CRT, KANGAROO FLAT, VIC 3555	\$380,000	16/11/2017
8 DEJONG CRT, KANGAROO FLAT, VIC 3555	\$370,000	13/07/2017
143 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$370,000	04/07/2017