

# STATEMENT OF INFORMATION

5 BRONZE DRIVE, 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



**5 BRONZE DRIVE, KANGAROO FLAT, VIC**  4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**495,000 to 515,000**

Provided by: Matt Ingram, Bendigo Property Plus

## SUBURB MEDIAN



**KANGAROO FLAT, VIC, 3555**

Suburb Median Sale Price (House)

**\$301,250**

01 April 2016 to 31 March 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.



**12 NEEDLEWOOD DR, KANGAROO FLAT, VIC**  4  2  4

Sale Price

**\$495,000**

Sale Date: 22/12/2016

Distance from Property: 2.3km



**17 BRONZE DR, KANGAROO FLAT, VIC 3555**  4  3  4

Sale Price

**\$537,000**

Sale Date: 25/11/2015

Distance from Property: 86m



**126 QUEEN ST, KANGAROO FLAT, VIC 3555**  4  2  2

Sale Price

**\$500,000**

Sale Date: 12/11/2015

Distance from Property: 2.2km



This report has been compiled on 05/06/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

5 BRONZE DRIVE, KANGAROO FLAT, VIC 3555

Indicative selling price

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Single Price / Range

495,000 to 515,000

Median sale price

Median price

\$301,250

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 April 2016 to 31 March 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 |
|---|-----------|--------------|
| 12 NEEDLEWOOD DR, KANGAROO FLAT, VIC 3555 | \$495,000 | 22/12/2016   |
| 17 BRONZE DR, KANGAROO FLAT, VIC 3555     | \$537,000 | 25/11/2015   |
| 126 QUEEN ST, KANGAROO FLAT, VIC 3555     | \$500,000 | 12/11/2015   |