



STATEMENT OF INFORMATION

5 GRAHAM STREET, KANGAROO FLAT, VIC-3555

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 GRAHAM STREET, KANGAROO FLAT,

 3  1  1

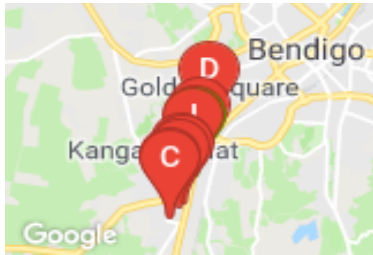
Indicative Selling Price

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

Price Range: \$275,000 to \$285,000

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$315,000

01 October 2017 to 30 September 2018

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.



4 PAGE CRT, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$265,000

Sale Date: 25/09/2018

Distance from Property: 835m



5 MORRISON ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$270,000

Sale Date: 07/09/2018

Distance from Property: 1.4km



11 MORRISON ST, KANGAROO FLAT, VIC 3555

 3  1  3

Sale Price

****\$290,000**

Sale Date: 29/08/2018

Distance from Property: 1.4km



This report has been compiled on 06/11/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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40 BENGHASI AVE, GOLDEN SQUARE, VIC

 3  1  1

Sale Price

\$270,000

Sale Date: 22/08/2018

Distance from Property: 1.4km



23 CARPENTER ST, KANGAROO FLAT, VIC 3555

 3  1  3

Sale Price

\$287,500

Sale Date: 23/07/2018

Distance from Property: 844m



1 VIEW ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$260,000

Sale Date: 02/07/2018

Distance from Property: 1km



9 DANSON AVE, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$269,000

Sale Date: 06/03/2018

Distance from Property: 89m



13 GORDON ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$265,000

Sale Date: 21/02/2018

Distance from Property: 303m





19 DANSON AVE, KANGAROO FLAT, VIC 3555



Sale Price

\$265,000

Sale Date: 07/02/2018

Distance from Property: 75m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

5 GRAHAM STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range: \$275,000 to \$285,000

Median sale price

Median price

\$315,000

House

Unit

Suburb

KANGAROO FLAT

Period

01 October 2017 to 30 September 2018

Source

 pricfinder

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

Address of comparable property	Price	Date of sale
4 PAGE CRT, KANGAROO FLAT, VIC 3555	\$265,000	25/09/2018
5 MORRISON ST, KANGAROO FLAT, VIC 3555	\$270,000	07/09/2018
11 MORRISON ST, KANGAROO FLAT, VIC 3555	**\$290,000	29/08/2018

40 BENGHASI AVE, GOLDEN SQUARE, VIC 3555	\$270,000	22/08/2018
23 CARPENTER ST, KANGAROO FLAT, VIC 3555	\$287,500	23/07/2018
1 VIEW ST, KANGAROO FLAT, VIC 3555	\$260,000	02/07/2018
9 DANSON AVE, KANGAROO FLAT, VIC 3555	\$269,000	06/03/2018
13 GORDON ST, KANGAROO FLAT, VIC 3555	\$265,000	21/02/2018
19 DANSON AVE, KANGAROO FLAT, VIC 3555	\$265,000	07/02/2018