

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 ARCHER STREET, KANGAROO FLAT,

 **3**  **1**  **1**

Indicative Selling Price

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

\$265,000 to \$275,000

Provided by: Bronwyn Hosking, Bendigo Property Plus

SUBURB MEDIAN



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$302,500

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.



14 MORRISON ST, KANGAROO FLAT, VIC 3555

 **3**  **1**  **1**

Sale Price

\$280,000

Sale Date: 17/02/2017

Distance from Property: 1.5km



16 GUTHRIE ST, KANGAROO FLAT, VIC 3555

 **3**  **1**  **3**

Sale Price

\$275,000

Sale Date: 31/03/2017

Distance from Property: 2.6km



7 CHIFLEY AVE, KANGAROO FLAT, VIC 3555

 **3**  **1**  **1**

Sale Price

\$265,000

Sale Date: 23/11/2016

Distance from Property: 1.6km



This report has been compiled on 07/06/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - 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 ARCHER STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Single Price / Range

\$265,000 to \$275,000

Median sale price

Median price

\$302,500

House

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
14 MORRISON ST, KANGAROO FLAT, VIC 3555	\$280,000	17/02/2017
16 GUTHRIE ST, KANGAROO FLAT, VIC 3555	\$275,000	31/03/2017
7 CHIFLEY AVE, KANGAROO FLAT, VIC 3555	\$265,000	23/11/2016