

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



192 HIGH STREET, KANGAROO FLAT, VIC  3  1  1

Indicative Selling Price

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

Price Range: \$290,000 to \$300,000

Provided by: Bronwyn Hosking, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$300,000

01 July 2016 to 30 June 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.



9 MURIEL ST, KANGAROO FLAT, VIC 3555  3  1  2

Sale Price

\$295,200

Sale Date: 20/03/2017

Distance from Property: 963m



19 LANSELL ST, KANGAROO FLAT, VIC 3555  3  1  2

Sale Price

\$295,000

Sale Date: 09/02/2016

Distance from Property: 936m



76 CRUSOE RD, KANGAROO FLAT, VIC 3555  3  1  2

Sale Price

\$290,000

Sale Date: 08/02/2016

Distance from Property: 1.4km



This report has been compiled on 26/07/2017 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

192 HIGH STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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Price Range:

\$290,000 to \$300,000

Median sale price

Median price

\$300,000

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 July 2016 to 30 June 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
9 MURIEL ST, KANGAROO FLAT, VIC 3555	\$295,200	20/03/2017
19 LANSELL ST, KANGAROO FLAT, VIC 3555	\$295,000	09/02/2016
76 CRUSOE RD, KANGAROO FLAT, VIC 3555	\$290,000	08/02/2016