



# STATEMENT OF INFORMATION

16 MCLACHLAN STREET, KANGAROO FLAT, VIC 3555

PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**16 MCLACHLAN STREET, KANGAROO**

 2  1  2

**Indicative Selling Price**

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

**Single Price: 232,500**

Provided by: Lois De Jong, Bendigo Property Plus

## MEDIAN SALE PRICE



**KANGAROO FLAT, VIC, 3555**

**Suburb Median Sale Price (Unit)**

**\$220,750**

01 October 2016 to 30 September 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.



**1/16 CARPENTER ST, KANGAROO FLAT, VIC**

 2  1  1

**Sale Price**

**\$220,000**

Sale Date: 18/08/2017

Distance from Property: 974m



**2/256 MACKENZIE ST, KANGAROO FLAT, VIC**

 2  1  1

**Sale Price**

**\$210,000**

Sale Date: 23/06/2017

Distance from Property: 763m



**4/18 STATION ST, KANGAROO FLAT, VIC 3555**

 2  1  1

**Sale Price**

**\$250,000**

Sale Date: 22/06/2017

Distance from Property: 914m



This report has been compiled on 05/12/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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4/5 CARPENTER ST, KANGAROO FLAT, VIC

 2  1  1

Sale Price

**\$215,000**

Sale Date: 21/04/2017

Distance from Property: 677m



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

16 MCLACHLAN STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Single Price:

232,500

Median sale price

Median price

\$220,750

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 October 2016 to 30 September 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
1/16 CARPENTER ST, KANGAROO FLAT, VIC 3555	\$220,000	18/08/2017
2/256 MACKENZIE ST, KANGAROO FLAT, VIC 3555	\$210,000	23/06/2017
4/18 STATION ST, KANGAROO FLAT, VIC 3555	\$250,000	22/06/2017
4/5 CARPENTER ST, KANGAROO FLAT, VIC 3555	\$215,000	21/04/2017