

STATEMENT OF INFORMATION

10 LANSELL STREET, KANGAROO FLAT, VIC 3555

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 LANSELL STREET, KANGAROO FLAT,  **3**  **1**  **1**

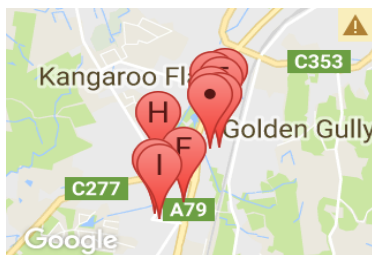
Indicative Selling Price

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

Price Range: **\$274,000 to \$303,000**

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$305,000

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.



16 GUTHRIE ST, KANGAROO FLAT, VIC 3555  **3**  **1**  **3**

Sale Price

\$275,000

Sale Date: 05/04/2017

Distance from Property: 105m



14 MORRISON ST, KANGAROO FLAT, VIC 3555  **3**  **1**  **1**

Sale Price

\$280,000

Sale Date: 17/02/2017

Distance from Property: 1.2km



3 BASLAR CRT, KANGAROO FLAT, VIC 3555  **3**  **1**  **2**

Sale Price

\$283,000

Sale Date: 16/01/2017

Distance from Property: 309m



This report has been compiled on 04/10/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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20 OSBORN AVE, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

\$299,000

Sale Date: 23/12/2016

Distance from Property: 411m



3 MEW CRT, KANGAROO FLAT, VIC 3555

 3  1  4

Sale Price

\$285,000

Sale Date: 14/12/2016

Distance from Property: 277m



5 CHIFLEY AVE, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$305,000

Sale Date: 24/11/2016

Distance from Property: 861m



17 LANSELL ST, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

\$292,500

Sale Date: 10/08/2016

Distance from Property: 117m



11 OLYMPIC PDE, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$300,000

Sale Date: 17/12/2015

Distance from Property: 739m





20 WESLEY ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$279,000

Sale Date: 28/04/2015

Distance from Property: 1.2km



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

10 LANSELL STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$274,000 to \$303,000

Median sale price

Median price

\$305,000

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
16 GUTHRIE ST, KANGAROO FLAT, VIC 3555	\$275,000	05/04/2017
14 MORRISON ST, KANGAROO FLAT, VIC 3555	\$280,000	17/02/2017
3 BASLAR CRT, KANGAROO FLAT, VIC 3555	\$283,000	16/01/2017
20 OSBORN AVE, KANGAROO FLAT, VIC 3555	\$299,000	23/12/2016

3 MEW CRT, KANGAROO FLAT, VIC 3555	\$285,000	14/12/2016
5 CHIFLEY AVE, KANGAROO FLAT, VIC 3555	\$305,000	24/11/2016
17 LANSELL ST, KANGAROO FLAT, VIC 3555	\$292,500	10/08/2016
11 OLYMPIC PDE, KANGAROO FLAT, VIC 3555	\$300,000	17/12/2015
20 WESLEY ST, KANGAROO FLAT, VIC 3555	\$279,000	28/04/2015