

# STATEMENT OF INFORMATION

6 DUDLEY STREET, KANGAROO FLAT, VIC 3555

PREPARED BY BENDIGO PROPERTY PLUS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 DUDLEY STREET, KANGAROO FLAT,**

 3  2  2

**Indicative Selling Price**

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

**Price Range: 295,000 to \$305,000**

## 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.



**6 GREVILLEA AVE, KANGAROO FLAT, VIC 3555**

 3  1  2

**Sale Price**

**\$290,000**

Sale Date: 12/10/2016

Distance from Property: 936m



**4 LOWE ST, KANGAROO FLAT, VIC 3555**

 3  1  2

**Sale Price**

**\$290,000**

Sale Date: 04/08/2016

Distance from Property: 1.2km



**10 ARCHER ST, KANGAROO FLAT, VIC 3555**

 3  1  2

**Sale Price**

**\$315,000**

Sale Date: 02/08/2016

Distance from Property: 1.2km



This report has been compiled on 21/11/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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### 1 ODEA CRES, KANGAROO FLAT, VIC 3555

 3  1  4

Sale Price

**\$291,000**

Sale Date: 05/05/2016

Distance from Property: 292m



### 65 BROWNING ST, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

**\$302,500**

Sale Date: 18/01/2017

Distance from Property: 2.1km



### 3 BASLAR CRT, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

**\$283,000**

Sale Date: 16/01/2017

Distance from Property: 1.6km



### 1 RIO CRT, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

**\$275,000**

Sale Date: 03/11/2016

Distance from Property: 603m



### 113 ALDER ST, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

**\$275,000**

Sale Date: 27/09/2016

Distance from Property: 2.4km





11 PITTAWAY ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

**\$290,000**

Sale Date: 12/05/2016

Distance from Property: 645m



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

6 DUDLEY 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)

Price Range:

295,000 to \$305,000

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
6 GREVILLEA AVE, KANGAROO FLAT, VIC 3555	\$290,000	12/10/2016
4 LOWE ST, KANGAROO FLAT, VIC 3555	\$290,000	04/08/2016
10 ARCHER ST, KANGAROO FLAT, VIC 3555	\$315,000	02/08/2016
1 ODEA CRES, KANGAROO FLAT, VIC 3555	\$291,000	05/05/2016

65 BROWNING ST, KANGAROO FLAT, VIC 3555	\$302,500	18/01/2017
3 BASLAR CRT, KANGAROO FLAT, VIC 3555	\$283,000	16/01/2017
1 RIO CRT, KANGAROO FLAT, VIC 3555	\$275,000	03/11/2016
113 ALDER ST, KANGAROO FLAT, VIC 3555	\$275,000	27/09/2016
11 PITTAWAY ST, KANGAROO FLAT, VIC 3555	\$290,000	12/05/2016