



STATEMENT OF INFORMATION

13 GORDON STREET, KANGAROO FLAT, VIC 3555

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 GORDON STREET, KANGAROO FLAT,  **3**  **1**  **2**

Indicative Selling Price

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

Price Range: **\$255,000 to \$275,000**

Provided by: Danny Crowle, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$306,000

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.



2 VIEW ST, KANGAROO FLAT, VIC 3555  **3**  **1**  **1**

Sale Price

Price Withheld

Sale Date: 02/10/2017

Distance from Property: 1.3km



22 CARPENTER ST, KANGAROO FLAT, VIC 3555  **3**  **1**  **1**

Sale Price

***\$250,000**

Sale Date: 18/08/2017

Distance from Property: 1.2km



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

Sale Price

\$275,000

Sale Date: 05/04/2017

Distance from Property: 428m



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

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

Sale Price

\$280,000

Sale Date: 17/02/2017

Distance from Property: 1.7km



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

13 GORDON STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$255,000 to \$275,000

Median sale price

Median price

\$306,000

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
2 VIEW ST, KANGAROO FLAT, VIC 3555	Price Withheld	02/10/2017
22 CARPENTER ST, KANGAROO FLAT, VIC 3555	*\$250,000	18/08/2017
16 GUTHRIE ST, KANGAROO FLAT, VIC 3555	\$275,000	05/04/2017
14 MORRISON ST, KANGAROO FLAT, VIC 3555	\$280,000	17/02/2017