# STATEMENT OF INFORMATION

89 LOCKWOOD ROAD, KANGAROO FLAT, VIC-3555 PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 89 LOCKWOOD ROAD, KANGAROO FLAT, 📇 3 🕒 1 😓 1

**Indicative Selling Price** 

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

Price Range:

\$310,000

\$335,000 to \$350,000 Provided by: Wes Dorrington, Bendigo Property Plus

**MEDIAN SALE PRICE** 



# **Suburb Median Sale Price (House)**

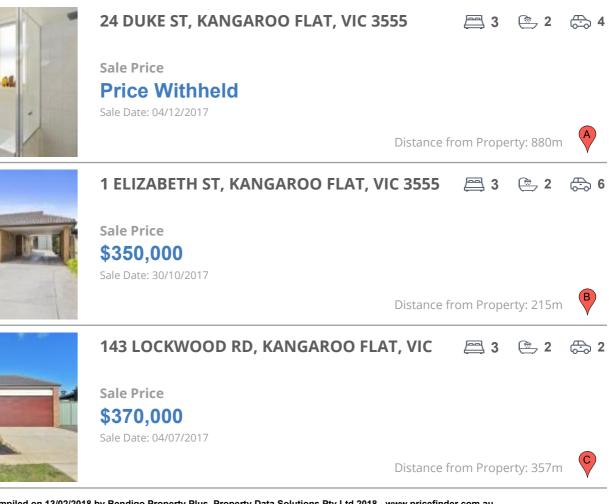
**KANGAROO FLAT, VIC, 3555** 

01 January 2017 to 31 December 2017

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

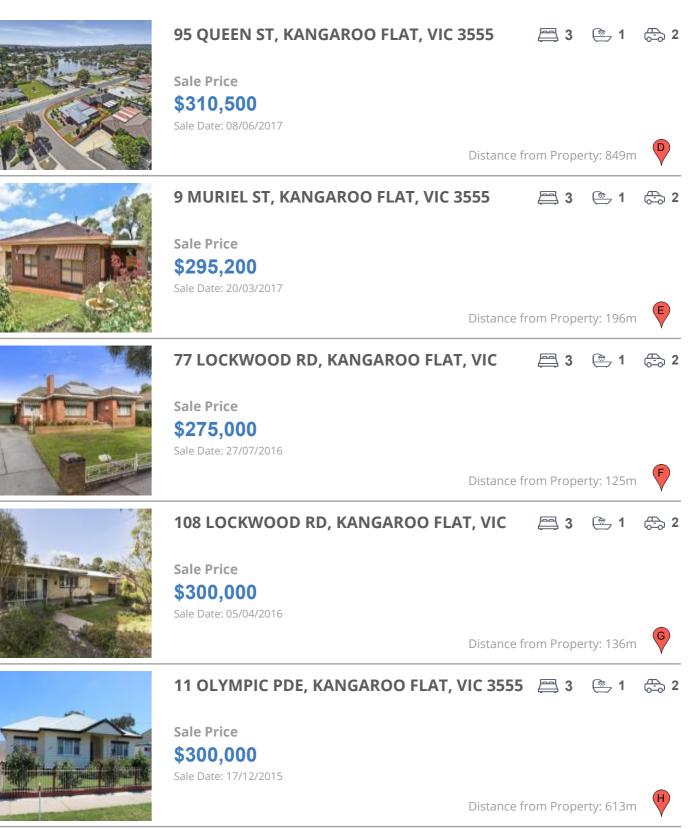
These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



This report has been compiled on 13/02/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - 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 89 LOCKWOOD ROAD, KANGAROO FLAT, VIC 3555

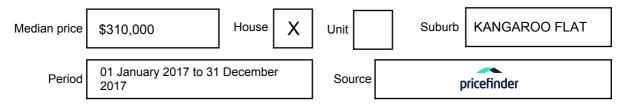
#### Indicative selling price

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

Price Range:

\$335,000 to \$350,000

#### Median sale price



### **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
24 DUKE ST, KANGAROO FLAT, VIC 3555	Price Withheld	04/12/2017
1 ELIZABETH ST, KANGAROO FLAT, VIC 3555	\$350,000	30/10/2017
143 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$370,000	04/07/2017
95 QUEEN ST, KANGAROO FLAT, VIC 3555	\$310,500	08/06/2017

9 MURIEL ST, KANGAROO FLAT, VIC 3555	\$295,200	20/03/2017
77 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$275,000	27/07/2016
108 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$300,000	05/04/2016
11 OLYMPIC PDE, KANGAROO FLAT, VIC 3555	\$300,000	17/12/2015