





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 DANSON AVENUE, KANGAROO FLAT, 📛 3 🕒 1 😂 3







Indicative Selling Price

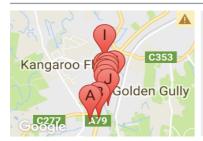
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$249,000 to \$269,000

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$310,000

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.



2 VIEW ST, KANGAROO FLAT, VIC 3555







Sale Price

\$272,500

Sale Date: 07/09/2017

Distance from Property: 1km





165 HIGH ST, KANGAROO FLAT, VIC 3555







Sale Price

\$255,000

Sale Date: 16/07/2017

Distance from Property: 873m





8 GUTHRIE ST, KANGAROO FLAT, VIC 3555







Sale Price

\$230.000

Sale Date: 09/06/2017

Distance from Property: 189m







16 GUTHRIE ST, KANGAROO FLAT, VIC 3555 🚊 3 😓 1 🚓 3







Sale Price \$275,000

Sale Date: 05/04/2017

Distance from Property: 221m





3 BASLAR CRT, KANGAROO FLAT, VIC 3555







Sale Price

\$283,000

Sale Date: 16/01/2017







20 OSBORN AVE, KANGAROO FLAT, VIC 3555 🕮 3 🕒 2 🚓 2







Sale Price

\$299,000

Sale Date: 23/12/2016

Distance from Property: 254m





9 GRAHAM ST, KANGAROO FLAT, VIC 3555









Sale Price

\$275,000

Sale Date: 24/10/2016

Distance from Property: 120m





35 DANSON AVE, KANGAROO FLAT, VIC 3555 🚊 3 🕒 1







Sale Price

\$252,500

Sale Date: 15/09/2015

Distance from Property: 351m







25 BELINDA AVE, GOLDEN SQUARE, VIC 3555 🚊 3 😩 2 🚓 2







Sale Price

\$285,000

Sale Date: 15/07/2015

Distance from Property: 810m





8 HYNAM AVE, KANGAROO FLAT, VIC 3555







Sale Price

\$267,000

Sale Date: 22/01/2015

Distance from Property: 489m



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	9 DANSON AVENUE, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range: \$249,000 to \$269,000

Median sale price

Median price	\$310,000	House	X	Unit		Suburb	KANGAROO FLAT
Period	01 January 2017 to 31 December 2017			Source	се	P	ricefinder

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	\$272,500	07/09/2017
165 HIGH ST, KANGAROO FLAT, VIC 3555	\$255,000	16/07/2017
8 GUTHRIE ST, KANGAROO FLAT, VIC 3555	\$230,000	09/06/2017
16 GUTHRIE ST, KANGAROO FLAT, VIC 3555	\$275,000	05/04/2017

3 BASLAR CRT, KANGAROO FLAT, VIC 3555	\$283,000	16/01/2017
20 OSBORN AVE, KANGAROO FLAT, VIC 3555	\$299,000	23/12/2016
9 GRAHAM ST, KANGAROO FLAT, VIC 3555	\$275,000	24/10/2016
35 DANSON AVE, KANGAROO FLAT, VIC 3555	\$252,500	15/09/2015
25 BELINDA AVE, GOLDEN SQUARE, VIC 3555	\$285,000	15/07/2015
8 HYNAM AVE, KANGAROO FLAT, VIC 3555	\$267,000	22/01/2015