

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 17 MITCHELL STREET, KANGAROO FLAT, 🕮 3 🕒 1 🚓 1

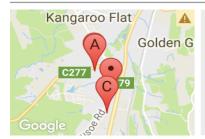
#### **Indicative Selling Price**

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

Single Price: \$299,500

Provided by: Bronwyn Hosking, Bendigo Property Plus

#### **MEDIAN SALE PRICE**



# **KANGAROO FLAT, VIC, 3555**

**Suburb Median Sale Price (House)** 

\$315,000

01 April 2017 to 31 March 2018

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.



# 15 LOCKWOOD MEWS, KANGAROO FLAT, VIC 🕮 3 🕒 1







Sale Price

\$295,000

Sale Date: 18/07/2017

Distance from Property: 826m





Sale Price

\$290,000 Sale Date: 11/04/2017

Distance from Property: 863m



















**Sale Price** 

\$285.000

Sale Date: 12/02/2017

Distance from Property: 524m



# 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	17 MITCHELL STREET, KANGAROO FLAT, VIC 3555
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#### Indicative selling price

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

Single Price:	\$299,500	

## Median sale price

Median price	\$315,000	House	X	Unit		Suburb	KANGAROO FLAT
Period	01 April 2017 to 31 March 2018		Source	Source		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
15 LOCKWOOD MEWS, KANGAROO FLAT, VIC 3555	\$295,000	18/07/2017
2 LOCKWOOD MEWS, KANGAROO FLAT, VIC 3555	\$290,000	11/04/2017
16 MAY ST, KANGAROO FLAT, VIC 3555	\$285,000	12/02/2017