





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 WAUGH STREET, KANGAROO FLAT, VIC 🕮 - 🕒 - 😂 -







Indicative Selling Price

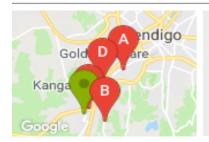
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$220,000 to \$230,000

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$328,750

01 July 2018 to 30 June 2019

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.



16 HOLLOW ST, GOLDEN SQUARE, VIC 3555







Sale Price

**\$230,000

Sale Date: 25/01/2019

Distance from Property: 3.3km





287 ALLINGHAM ST, KANGAROO FLAT, VIC







Sale Price

\$220,000

Sale Date: 12/03/2018

Distance from Property: 1.2km





22 LOCKWOOD RD, KANGAROO FLAT, VIC







Sale Price

\$235,000

Sale Date: 17/05/2018

Distance from Property: 353m









Sale Price \$222,500 Sale Date: 01/06/2018

Distance from Property: 2.1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale	Pro	perty	offered	for	sale
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	Add	ress
Including	suburb	and

1 WAUGH STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range: \$220,000 to \$230,000

Median sale price

Median price	\$328,750	House	X	Unit	Suburb	KANGAROO FLAT
Period	01 July 2018 to 30 June 2019		Source	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 16 HOLLOW ST, GOLDEN SQUARE, VIC 3555 **\$230,000 25/01/2019 287 ALLINGHAM ST, KANGAROO FLAT, VIC 3555 \$220,000 12/03/2018 22 LOCKWOOD RD, KANGAROO FLAT, VIC 3555 \$235,000 17/05/2018



14 ELM ST, GOLDEN SQUARE, VIC 3555	\$222,500	01/06/2018
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