

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 THE GUMS COURT, KANGAROO FLAT,**



**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$189,000**

Provided by: Danny Crowle, Bendigo Property Plus

## MEDIAN SALE PRICE



**KANGAROO FLAT, VIC, 3555**

**Suburb Median Sale Price (Vacant Land)**

**\$136,000**

01 January 2019 to 31 December 2019

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.



**25 MCCARTHY DR, GOLDEN SQUARE, VIC 3555**



**Sale Price**

**\$180,000**

Sale Date: 02/08/2019

Distance from Property: 523m



**31 MCCARTHY DR, GOLDEN SQUARE, VIC 3555**



**Sale Price**

**\$184,000**

Sale Date: 26/08/2019

Distance from Property: 539m



**12 LOVERO CRT, KANGAROO FLAT, VIC 3555**



**Sale Price**

**\$184,000**

Sale Date: 16/09/2019

Distance from Property: 189m



This report has been compiled on 19/03/2020 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://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

**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.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

4 THE GUMS COURT, KANGAROO FLAT, VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$189,000


### Median sale price

Median price: \$136,000

Property type: House

Suburb: KANGAROO FLAT

Period: 01 January 2019 to 31 December 2019

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
25 MCCARTHY DR, GOLDEN SQUARE, VIC 3555	\$180,000	02/08/2019
31 MCCARTHY DR, GOLDEN SQUARE, VIC 3555	\$184,000	26/08/2019
12 LOVERO CRT, KANGAROO FLAT, VIC 3555	\$184,000	16/09/2019

This Statement of Information was prepared on: 19/03/2020