

STATEMENT OF INFORMATION

1/67 CHURCH STREET, KANGAROO FLAT, VIC 3555

PREPARED BY DANNY CLARKE, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/67 CHURCH STREET, KANGAROO FLAT,  3  2  2

Indicative Selling Price

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

Single Price: **\$349,000**

Provided by: Danny Clarke, Professionals Bendigo

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (Unit)

\$241,250

01 April 2016 to 31 March 2017

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.



4/67 CHURCH ST, KANGAROO FLAT, VIC 3555  3  2  2

Sale Price

\$369,000

Sale Date: 09/11/2016

Distance from Property: 44m 



5/67 CHURCH ST, KANGAROO FLAT, VIC 3555  3  2  2

Sale Price

\$369,000

Sale Date: 08/04/2016

Distance from Property: 52m 



2/23 ALEXANDER ST, KANGAROO FLAT, VIC  3  2  1

Sale Price

\$328,000

Sale Date: 08/01/2016

Distance from Property: 1.2km 

This report has been compiled on 15/06/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - 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

1/67 CHURCH STREET, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Single Price: \$349,000

Median sale price

Median price

\$241,250

House

Unit

X

Suburb

KANGAROO FLAT

Period

01 April 2016 to 31 March 2017

Source

pricfinder

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
4/67 CHURCH ST, KANGAROO FLAT, VIC 3555	\$369,000	09/11/2016
5/67 CHURCH ST, KANGAROO FLAT, VIC 3555	\$369,000	08/04/2016
2/23 ALEXANDER ST, KANGAROO FLAT, VIC 3555	\$328,000	08/01/2016