



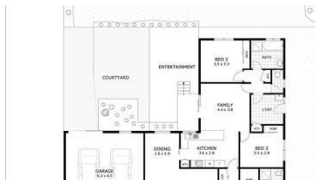
STATEMENT OF INFORMATION

2 GRAEMAR COURT, KANGAROO FLAT, VIC 3555

PREPARED BY KAYLENE DISHER, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 GRAEMAR COURT, KANGAROO FLAT,



Indicative Selling Price

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

Price Range: \$380,000 to \$410,000

Provided by: Kaylene Disher, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$335,000

01 October 2018 to 30 September 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.



16 IRONTREE CL, KANGAROO FLAT, VIC 3555



Sale Price

***\$383,000**

Sale Date: 22/11/2019

Distance from Property: 409m



15 GONDOLIER TCE, GOLDEN SQUARE, VIC



Sale Price

***\$420,000**

Sale Date: 21/11/2019

Distance from Property: 3.5km



41 MOCKRIDGE DR, KANGAROO FLAT, VIC



Sale Price

\$390,000

Sale Date: 01/08/2019

Distance from Property: 882m



This report has been compiled on 27/11/2019 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2019 - 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

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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2 GRAEMAR COURT, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range: \$380,000 to \$410,000


Median sale price

Median price: \$335,000

Property type: House

Suburb: KANGAROO FLAT

Period: 01 October 2018 to 30 September 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
16 IRONTREE CL, KANGAROO FLAT, VIC 3555	*\$383,000	22/11/2019
15 GONDOLIER TCE, GOLDEN SQUARE, VIC 3555	*\$420,000	21/11/2019
41 MOCKRIDGE DR, KANGAROO FLAT, VIC 3555	\$390,000	01/08/2019

This Statement of Information was prepared on: 27/11/2019