



# STATEMENT OF INFORMATION

22 IRRABELLA PLACE, KANGAROO FLAT, VIC

PREPARED BY MATT GRETGRIX , BENDIGO REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**22 IRRABELLA PLACE, KANGAROO FLAT,**  4  3  2

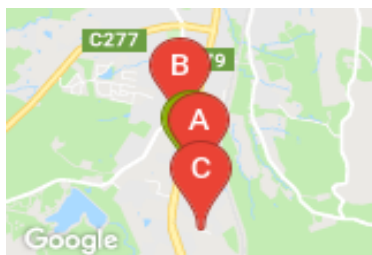
### Indicative Selling Price

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

**Price Range: \$440,000 to \$480,000**

Provided by: Matt Gretgrix , Bendigo Real Estate

## MEDIAN SALE PRICE



### KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

**\$317,500**

01 July 2017 to 30 June 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.



**16 IRRABELLA PL, KANGAROO FLAT, VIC 3555**  4  2  2

Sale Price

**\*\$460,000**

Sale Date: 13/07/2018

Distance from Property: 75m



**2 LONGMORE ST, KANGAROO FLAT, VIC 3555**  4  2  2

Sale Price

**\$463,000**

Sale Date: 30/01/2018

Distance from Property: 804m



**20 SUNDEW DR, KANGAROO FLAT, VIC 3555**  4  2  2

Sale Price

**\$465,000**

Sale Date: 14/10/2017

Distance from Property: 741m



This report has been compiled on 03/09/2018 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2018 - [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

22 IRRABELLA PLACE, KANGAROO FLAT, VIC

### Indicative selling price

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

Price Range:

\$440,000 to \$480,000

### Median sale price

Median price

\$317,500

House

☒

Unit

☐

Suburb

KANGAROO FLAT

Period

01 July 2017 to 30 June 2018

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 IRRABELLA PL, KANGAROO FLAT, VIC 3555	*\$460,000	13/07/2018
2 LONGMORE ST, KANGAROO FLAT, VIC 3555	\$463,000	30/01/2018
20 SUNDEW DR, KANGAROO FLAT, VIC 3555	\$465,000	14/10/2017