

# STATEMENT OF INFORMATION

253 ASPINALL STREET, KANGAROO FLAT, VIC 3555

PREPARED BY MATT GRETGRIX, BENDIGO REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**253 ASPINALL STREET, KANGAROO**

 4  2  3

**Indicative Selling Price**

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

**Price Range: \$645,000 to \$680,000**

Provided by: Matt Gretgrix, Bendigo Real Estate

## MEDIAN SALE PRICE



**KANGAROO FLAT, VIC, 3555**

Suburb Median Sale Price (House)

**\$516,000**

01 April 2023 to 31 March 2024

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.



**32 MISTLETOE ST, GOLDEN SQUARE, VIC 3555**

 3  2  2

Sale Price

**\$650,000**

Sale Date: 24/01/2024

Distance from Property: 1.6km



**16 SOLDATOS DR, GOLDEN SQUARE, VIC 3555**

 3  2  2

Sale Price

**\$670,000**

Sale Date: 18/07/2023

Distance from Property: 1.3km



**1 ALLPRESS DR, GOLDEN SQUARE, VIC 3555**

 3  2  4

Sale Price

**\$660,000**

Sale Date: 18/11/2022

Distance from Property: 2km



This report has been compiled on 29/04/2024 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2024 - [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.

### Property offered for sale

Address Including suburb and

### Indicative selling price

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

Price Range:

### Median sale price

Median price  Property type  Suburb   
Period  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
32 MISTLETOE ST, GOLDEN SQUARE, VIC 3555	\$650,000	24/01/2024
16 SOLDATOS DR, GOLDEN SQUARE, VIC 3555	\$670,000	18/07/2023
1 ALLPRESS DR, GOLDEN SQUARE, VIC 3555	\$660,000	18/11/2022

This Statement of Information was prepared