

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

46 Crusoe Road, Kangaroo Flat VIC 3555

Indicative selling price

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

Range Between

\$235,000 & \$245,000

Median sale price

Median Price

\$240,000

House

☒

Suburb
or locality

Kangaroo Flat

Period - From

Jan 2017

to

Jul 2017

Source

REIV

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
1 25 Thomas St, KANGAROO FLAT 3555 VIC	\$255,000	16/07/2016
2 1 Morrison St, KANGAROO FLAT 3555 VIC	\$252,500	23/03/2016
3 92 Crusoe Rd, KANGAROO FLAT 3555 VIC	\$245,000	12/12/2016