



STATEMENT OF INFORMATION

110 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

PREPARED BY DANNY CROWLE, BENDIGO PROPERTY PLUS, PHONE: 0418850829

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



110 CRUSOE ROAD, KANGAROO FLAT,

 3  1  2

Indicative Selling Price

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

Price Range: \$278,000 to \$307,000

Provided by: Danny Crowle, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$303,250

01 July 2016 to 30 June 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.



9 MURIEL ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$295,200

Sale Date: 20/03/2017

Distance from Property: 1.6km



11 JAMISON PARK DR, KANGAROO FLAT, VIC

 3  1  1

Sale Price

\$300,000

Sale Date: 16/03/2017

Distance from Property: 2km



16 MAY ST, KANGAROO FLAT, VIC 3555

 3  1  6

Sale Price

\$285,000

Sale Date: 12/02/2017

Distance from Property: 749m



This report has been compiled on 10/08/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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3 MEW CRT, KANGAROO FLAT, VIC 3555

 3  1  4

Sale Price

\$285,000

Sale Date: 14/12/2016

Distance from Property: 2.9km



4 LOWE ST, KANGAROO FLAT, VIC 3555

 3  1  2

Sale Price

\$290,000

Sale Date: 04/08/2016

Distance from Property: 241m



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

110 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$278,000 to \$307,000

Median sale price

Median price

\$303,250

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 July 2016 to 30 June 2017

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
9 MURIEL ST, KANGAROO FLAT, VIC 3555	\$295,200	20/03/2017
11 JAMISON PARK DR, KANGAROO FLAT, VIC 3555	\$300,000	16/03/2017
16 MAY ST, KANGAROO FLAT, VIC 3555	\$285,000	12/02/2017
3 MEW CRT, KANGAROO FLAT, VIC 3555	\$285,000	14/12/2016

4 LOWE ST, KANGAROO FLAT, VIC 3555

\$290,000

04/08/2016