

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

106 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$275,000 to \$285,000

Median sale price

Median price

\$323,000

House

☒

Unit

☐

Suburb

KANGAROO FLAT

Period

01 April 2018 to 30 June 2018

Source

 pricefinder

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
13 LOWE ST, KANGAROO FLAT, VIC 3555	\$279,000	02/10/2017
30 CRUSOE RD, KANGAROO FLAT, VIC 3555	\$282,500	14/07/2017
6 THOMAS ST, KANGAROO FLAT, VIC 3555	\$285,000	02/10/2017