

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

90 Crusoe Road, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$495,000 & \$515,000

Median sale price

Median price \$505,000

Property Type House

Suburb Kangaroo Flat

Period - From 01/10/2022

to 30/09/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 | 17 Lowe St KANGAROO FLAT 3555 | \$525,000 | 05/05/2022 |
| 2 | 24 Crusoe Rd KANGAROO FLAT 3555 | \$510,000 | 20/07/2023 |
| 3 | 118 Crusoe Rd KANGAROO FLAT 3555 | \$465,000 | 07/12/2022 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

02/11/2023 14:41



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Property Type: House
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price

\$495,000 - \$515,000

Median House Price

Year ending September 2023: \$505,000

Comparable Properties



17 Lowe St KANGAROO FLAT 3555 (VG)

Agent Comments

3 - -

Price: \$525,000

Method: Sale

Date: 05/05/2022

Property Type: House (Previously Occupied - Detached)

Land Size: 702 sqm approx



24 Crusoe Rd KANGAROO FLAT 3555 (REI/VG)

Agent Comments

3 2 2

Price: \$510,000

Method: Private Sale

Date: 20/07/2023

Property Type: House

Land Size: 744 sqm approx



118 Crusoe Rd KANGAROO FLAT 3555 (VG)

Agent Comments

3 - -

Price: \$465,000

Method: Sale

Date: 07/12/2022

Property Type: House (Previously Occupied - Detached)

Land Size: 720 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000