## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 90 Crusoe Road, Kangaroo Flat Vic 3555

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$495,000		&		\$515,000			
Median sale price								
Median price	\$505,000	Pro	operty Type	Hou	se		Suburb	Kangaroo Flat
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ad	dress 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





Marc Cox CAR (REIV) 0419 915 273 marc@dck.com.au





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) 3	Agent Comments
24 Crusoe Rd KANGAROO FLAT 3555 (REI/VG) 3 2 2 2 Price: \$510,000 Method: Private Sale Date: 20/07/2023 Property Type: House Land Size: 744 sqm approx	Agent Comments
118 Crusoe Rd KANGAROO FLAT 3555 (VG)   Price: \$465,000   Method: Sale   Date: 07/12/2022   Property Type: House (Previously Occupied - Detached)   Land Size: 720 sqm approx	Agent Comments

#### Account - Dungey Carter Ketterer | P: 03 5440 5000





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