



# STATEMENT OF INFORMATION

119A CRUSOE ROAD, KANGAROO FLAT, VIC-3555

PREPARED BY PROPERTY PLUS REAL ESTATE AGENTS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 119A CRUSOE ROAD, KANGAROO

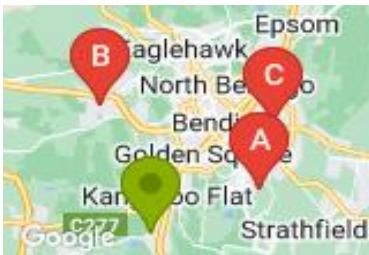


#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$310,000 to \$330,000**

## MEDIAN SALE PRICE



### KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (Vacant Land)

**\$202,000**

01 April 2023 to 31 March 2024

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.



### 153 OSBORNE ST, FLORA HILL, VIC 3550



Sale Price

**\$385,000**

Sale Date: 20/02/2023

Distance from Property: 6.3km



### 8 PRATTYS WAY, MAIDEN GULLY, VIC



Sale Price

**\$390,000**

Sale Date: 06/12/2023

Distance from Property: 7.9km



### 6E HARPIN ST, STRATHDALE, VIC 3550



Sale Price

**\$298,000**

Sale Date: 19/07/2023

Distance from Property: 9.1km



This report has been compiled on 28/05/2024 by Property Plus Real Estate Agents. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov](http://services.land.vic.gov).

### Property offered for

Address  
Including suburb and  
postcode

119A CRUSOE ROAD, KANGAROO FLAT, VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$310,000 to \$330,000

### Median sale price

Median price

\$202,000

Property type

Vacant Land

Suburb

KANGAROO FLAT

Period

01 April 2023 to 31 March 2024

Source

pricfinder

### 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

Price

Date of sale

153 OSBORNE ST, FLORA HILL, VIC 3550	\$385,000	20/02/2023
8 PRATTYS WAY, MAIDEN GULLY, VIC 3551	\$390,000	06/12/2023
6E HARPIN ST, STRATHDALE, VIC 3550	\$298,000	19/07/2023

This Statement of Information was prepared on:

28/05/2024