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# Statement of Information

"ANDREW CLOSE" 7/9 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

Prepared by Bec Allen, Tweed Sutherland First National Real Estate



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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**"ANDREW CLOSE" 7/9 CRUSOE ROAD,**

2 1 1

**Indicative Selling Price**

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

**Single Price:**

**\$220,000**

Provided by: Bec Allen, Tweed Sutherland First National Real Estate

## MEDIAN SALE PRICE



**KANGAROO FLAT, VIC, 3555**

**Suburb Median Sale Price (Unit)**

**\$219,250**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**219 MACKENZIE ST, KANGAROO FLAT, VIC**

3 1 2

**Sale Price**

**\$210,000**

Sale Date: 09/05/2017

Distance from Property: 2.2km



**5/21 JOHN ST, KANGAROO FLAT, VIC 3555**

- - -

**Sale Price**

**\$210,000**

Sale Date: 05/04/2017

Distance from Property: 2.2km



This report has been compiled on 11/10/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - [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 1980

Property offered for sale

Address  
Including suburb and  
postcode

"ANDREW CLOSE" 7/9 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)

Single Price:

\$220,000

Median sale price

Median price

\$219,250

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
219 MACKENZIE ST, KANGAROO FLAT, VIC 3555	\$210,000	09/05/2017
5/21 JOHN ST, KANGAROO FLAT, VIC 3555	\$210,000	05/04/2017