

# Statement of Information

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

Prepared by Bec Allen, Tweed Sutherland First National Real Estate

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# "ANDREW CLOSE" 7/9 CRUSOE ROAD,







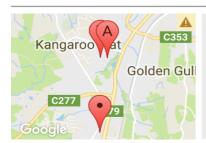
**Indicative Selling Price** 

For the meaning of this price see 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







Sale Price

\$210,000

Sale Date: 09/05/2017

Distance from Property: 2.2km





5/21 JOHN ST, KANGAROO FLAT, VIC 3555







\$210,000

Sale Price

Sale Date: 05/04/2017

Distance from Property: 2.2km



# 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
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#### Indicative selling price

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

Single Price: \$220,000

#### Median sale price

Median price	\$219,250	House	X	Unit	s	Suburb	KANGAROO FLAT
Period	01 October 2016 to 30 September 2017			Source		pricefinder	

# 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	

