

# STATEMENT OF INFORMATION

93 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

PREPARED BY MATT INGRAM, BENDIGO PROPERTY PLUS, PHONE: 0428 417 499



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**93 CRUSOE ROAD, KANGAROO FLAT, VIC**  4  2  2

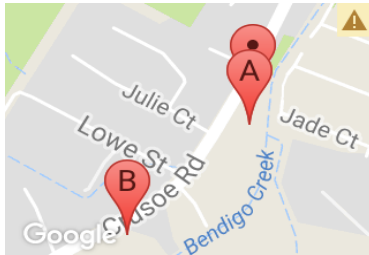
### Indicative Selling Price

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

**Price Range: \$570,000 to \$590,000**

Provided by: Matt Ingram, Bendigo Property Plus

## MEDIAN SALE PRICE



### KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

**\$315,000**

01 July 2017 to 30 September 2017

Provided by: 

## 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.



**97 CRUSOE RD, KANGAROO FLAT, VIC 3555**  4  2  8

Sale Price

**\$522,500**

Sale Date: 06/02/2017

Distance from Property: 46m



**121 CRUSOE RD, KANGAROO FLAT, VIC 3555**  5  2  4

Sale Price

**\*\$550,000**

Sale Date: 14/09/2017

Distance from Property: 322m



This report has been compiled on 25/10/2017 by Bendigo Property Plus. 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

93 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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Price Range:

\$570,000 to \$590,000

Median sale price

Median price

\$315,000

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 July 2017 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
97 CRUSOE RD, KANGAROO FLAT, VIC 3555	\$522,500	06/02/2017
121 CRUSOE RD, KANGAROO FLAT, VIC 3555	*\$550,000	14/09/2017