

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode

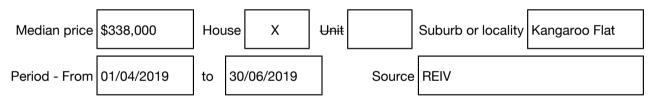
Address 8 Crusoe Road, Kangaroo Flat Vic 3555 uburb or postcode

Indicative selling price

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

Range between	\$295,000	&	\$315,000
---------------	-----------	---	-----------

Median sale price



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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	78 Crusoe Rd KANGAROO FLAT 3555	\$320,000	04/12/2018
2	13 Oak St GOLDEN SQUARE 3555	\$305,000	10/04/2019
3	114 Crusoe Rd KANGAROO FLAT 3555	\$280,000	26/02/2019

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 eighteen months.

Account - Dungey Carter Ketterer | P: 03 5440 5000

propertydata

Generated: 31/07/2019 08:47

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 634 sqm approx Agent Comments Dual frontage (Mitchell Street at rear) Indicative Selling Price \$295,000 - \$315,000 Median House Price June quarter 2019: \$338,000

Comparable Properties

78 Crusoe Rd KANGAROO FLAT 3555 (VG) 3	Agent Comments
13 Oak St GOLDEN SQUARE 3555 (REI/VG) 13 Oak St GOLDEN SQUARE 3555 (REI/VG) 14 Price: \$305,000 Method: Private Sale Date: 10/04/2019 Rooms: 4 Property Type: House Land Size: 644 sqm approx	Agent Comments
114 Crusoe Rd KANGAROO FLAT 3555 (REI/VG) Image: Base of the state of	Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000

propertydata

Generated: 31/07/2019 08:47

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

