

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 and postcode

8 Crusoe Road, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$295,000

&

\$315,000

Median sale price

Median price \$338,000

House

X

Unit

Suburb or locality

Kangaroo Flat

Period - From 01/04/2019

to

30/06/2019

Source REIV

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.



3 1 2

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)

Agent Comments

3 - -

Price: \$320,000

Method: Sale

Date: 04/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 593 sqm approx



13 Oak St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 1

Price: \$305,000

Method: Private Sale

Date: 10/04/2019

Rooms: 4

Property Type: House

Land Size: 644 sqm approx



114 Crusoe Rd KANGAROO FLAT 3555 (REI/VG)

Agent Comments

3 1 3

Price: \$280,000

Method: Private Sale

Date: 26/02/2019

Rooms: 4

Property Type: House

Land Size: 643 sqm approx