

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/9 Crusoe Road, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$235,000 & \$255,000

Median sale price

Median price \$235,000

Property Type Unit

Suburb Kangaroo Flat

Period - From 01/07/2018

to 30/06/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/204 Aspinall St KANGAROO FLAT 3555	\$278,000	11/09/2019
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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Property Type: House
Land Size: 264 sqm approx
Agent Comments

Indicative Selling Price

\$235,000 - \$255,000

Median Unit Price

Year ending June 2019: \$235,000

Comparable Properties



1/204 Aspinall St KANGAROO FLAT 3555 (REI) **Agent Comments**

2 1 2

Price: \$278,000
Method: Private Sale
Date: 11/09/2019
Property Type: Unit
Land Size: 430 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.