

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 and
postcode

73 Crusoe Road, Kangaroo Flat, Vic 3555

Indicative selling price

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

range between

\$640,000

&

\$660,000

Median sale price

Median price

\$537,500

Property type

House

Suburb

Kangaroo Flat

Period - From

01/10/2024

to

31/12/2024

Source



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
11 Timberview Terrace, Kangaroo Flat, VIC 3555	\$645,000	18/10/2024
17 Jerribong Way, Kangaroo Flat, VIC 3555	\$655,000	30/04/2024
6 Billiard Court, Kangaroo Flat, VIC 3555	\$640,000	08/09/2023

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.

This Statement of Information was prepared on: 24/01/2025