



**first
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REAL ESTATE

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Statement of Information

116 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

Prepared by Matt Leonard, Office Phone: 03 5440 9500

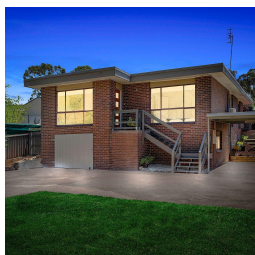


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| Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



116 CRUSOE ROAD, KANGAROO FLAT,

3 1 2

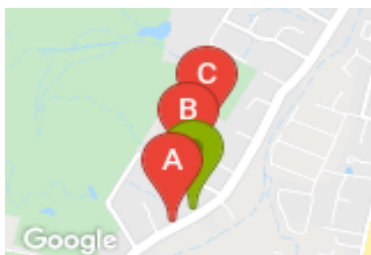
Indicative Selling Price

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

Price Range: \$325,000 to \$335,000

Provided by: Matt Leonard, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$335,000

01 January 2019 to 31 December 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



124 CRUSOE RD, KANGAROO FLAT, VIC 3555

3 1 2

Sale Price

***\$329,000**

Sale Date: 29/01/2020

Distance from Property: 82m



17 LOWE ST, KANGAROO FLAT, VIC 3555

3 1 4

Sale Price

\$325,000

Sale Date: 24/10/2018

Distance from Property: 140m



4 PAULINE CRT, KANGAROO FLAT, VIC 3555

3 2 2

Sale Price

\$328,000

Sale Date: 28/09/2018

Distance from Property: 276m



This report has been compiled on 25/03/2020 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2020 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

116 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range:

\$325,000 to \$335,000

Median sale price

Median price

\$335,000

Property type

House

Suburb

KANGAROO FLAT

Period

01 January 2019 to 31 December 2019

Source

pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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

124 CRUSOE RD, KANGAROO FLAT, VIC 3555	*\$329,000	29/01/2020
17 LOWE ST, KANGAROO FLAT, VIC 3555	\$325,000	24/10/2018
4 PAULINE CRT, KANGAROO FLAT, VIC 3555	\$328,000	28/09/2018

This Statement of Information was prepared

25/03/2020