

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

27 Crusoe Road, Kangaroo Flat Vic 3555

Indicative selling price

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

Range \$300,000 - \$330,000

Median sale price

Median Price \$320,000 | House | Kangaroo Flat

Period – From 29th October 2017 to 29th October 2018 Source – RPdata

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
344 High Street, Kangaroo Flat Vic 3555	\$310,000	10/08/2018
17 Lowe Street, Kangaroo Flat Vic 3555	\$325,000	15/10/2018
1/9 sovereign Gardens, Kangaroo Flat Vic 3555	\$320,000	20/07/2018