

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4/9 CRUSOE ROAD, KANGAROO FLAT,**

2 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$285,000 to \$310,000**

Provided by: PRD Admin, PRD Nationwide Bendigo

## MEDIAN SALE PRICE



**KANGAROO FLAT, VIC, 3555**

Suburb Median Sale Price (Unit)

**\$423,250**

01 October 2022 to 30 September 2023

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.



**3/16 WIRELESS ST, KANGAROO FLAT, VIC**

2 1 1

Sale Price

**\*\$320,000**

Sale Date: 24/10/2023

Distance from Property: 2km



**5/9 CRUSOE RD, KANGAROO FLAT, VIC**

2 1 1

Sale Price

**\*\$310,000**

Sale Date: 16/10/2023

Distance from Property: 14m



**2/4 COLLINS ST, KANGAROO FLAT, VIC**

2 1 1

Sale Price

**\$310,000**

Sale Date: 24/05/2023

Distance from Property: 1.6km



This report has been compiled on 17/11/2023 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**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

### Property offered for

Address  
Including suburb and

4/9 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$285,000 to \$310,000

### Median sale price

Median price

\$423,250

Property type

Unit

Suburb

KANGAROO FLAT

Period

01 October 2022 to 30 September 2023

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

Price

Date of sale

3/16 WIRELESS ST, KANGAROO FLAT, VIC 3555	*\$320,000	24/10/2023
5/9 CRUSOE RD, KANGAROO FLAT, VIC 3555	*\$310,000	16/10/2023
2/4 COLLINS ST, KANGAROO FLAT, VIC 3555	\$310,000	24/05/2023

This Statement of Information was prepared

17/11/2023