

# STATEMENT OF INFORMATION

38 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

PREPARED BY BENDIGO PROPERTY PLUS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**38 CRUSOE ROAD, KANGAROO FLAT, VIC**  3  2  3

### Indicative Selling Price

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

Price Range: **\$330,000 to \$340,000**

## MEDIAN SALE PRICE



### KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

**\$304,000**

01 July 2016 to 30 June 2017

Provided by: 

## 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.



**18 ODEA CRES, KANGAROO FLAT, VIC 3555**

 3  2  2

Sale Price

**\$343,000**

Sale Date: 31/10/2016

Distance from Property: 114m



**19 SYMES ST, KANGAROO FLAT, VIC 3555**

 3  2  2

Sale Price

**\$320,000**

Sale Date: 16/02/2016

Distance from Property: 358m



**103 MORRISON ST, KANGAROO FLAT, VIC**

 4  2  2

Sale Price

**\$340,000**

Sale Date: 01/06/2016

Distance from Property: 312m



This report has been compiled on 08/09/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [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

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

38 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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Price Range:

\$330,000 to \$340,000

Median sale price

Median price

\$304,000

House

X

Unit


Suburb

KANGAROO FLAT

Period

01 July 2016 to 30 June 2017

Source



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
18 ODEA CRES, KANGAROO FLAT, VIC 3555	\$343,000	31/10/2016
19 SYMES ST, KANGAROO FLAT, VIC 3555	\$320,000	16/02/2016
103 MORRISON ST, KANGAROO FLAT, VIC 3555	\$340,000	01/06/2016