





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 CRUSOE ROAD, KANGAROO FLAT, VIC 🕮 3 🕒 2 🚓 3







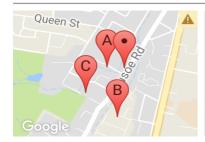
Indicative Selling Price

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

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: **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.



18 ODEA CRES, KANGAROO FLAT, VIC 3555







Sale Price

\$343,000

Sale Date: 31/10/2016

Distance from Property: 114m





19 SYMES ST, KANGAROO FLAT, VIC 3555







Sale Price

\$320,000

Sale Date: 16/02/2016

Distance from Property: 358m





103 MORRISON ST, KANGAROO FLAT, VIC







Sale Price

\$340.000

Sale Date: 01/06/2016

Distance from Property: 312m



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

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

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

Median sale price

Median price	\$304,000	House	Unit	Suburb	KANGAROO FLAT	
Period	01 July 2016 to 30 June 2017		Source	p	pricefinder	

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

