

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

114 Crusoe Road, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between

\$290,000

&

\$310,000

Median sale price

Median price

\$316,250

House

X

Unit

Suburb or locality

Kangaroo Flat

Period - From

01/01/2018

to

31/12/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	367 High St KANGAROO FLAT 3555	\$307,500	07/01/2019
2	17 Mitchell St KANGAROO FLAT 3555	\$299,500	26/04/2018
3	136 Lockwood Rd KANGAROO FLAT 3555	\$295,000	12/02/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1003 sqm approx

Agent Comments

Indicative Selling Price

\$290,000 - \$310,000

Median House Price

Year ending December 2018: \$316,250

Comparable Properties



367 High St KANGAROO FLAT 3555 (REI)

Agent Comments



Price: \$307,500

Method: Private Sale

Date: 07/01/2019

Rooms: 4

Property Type: House



17 Mitchell St KANGAROO FLAT 3555 (REI/VG) Agent Comments



Price: \$299,500

Method: Private Sale

Date: 26/04/2018

Rooms: -

Property Type: House

Land Size: 561 sqm approx



136 Lockwood Rd KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 12/02/2018

Rooms: 4

Property Type: House