

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

40 Crusoe Road, Kangaroo Flat Vic 3555

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$512,500

Property Type House

Suburb Kangaroo Flat

Period - From 01/04/2022

to 31/03/2023

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 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
1	10 Phillis St KANGAROO FLAT 3555	\$650,000	28/01/2023
2	2 Jackman Ct GOLDEN SQUARE 3555	\$628,000	07/02/2022
3	7 Coolbunna Cl GOLDEN SQUARE 3555	\$625,000	03/02/2023

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 18 months.~~

This Statement of Information was prepared on:

03/07/2023 15:07



3 2 5

Property Type: House
Land Size: 740 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$650,000
Median House Price
Year ending March 2023: \$512,500

Comparable Properties



10 Phillis St KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

4 2 2

Price: \$650,000
Method: Private Sale
Date: 28/01/2023
Property Type: House
Land Size: 1110 sqm approx



2 Jackman Ct GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

3 2 2

Price: \$628,000
Method: Private Sale
Date: 07/02/2022
Property Type: House
Land Size: 1198 sqm approx



7 Coolbunna CI GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

3 2 2

Price: \$625,000
Method: Private Sale
Date: 03/02/2023
Property Type: House
Land Size: 550 sqm approx