

## 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

7 Crusoe Road, Kangaroo Flat Vic 3555

#### Indicative selling price

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

Range between \$340,000

&

\$360,000

#### Median sale price

Median price \$338,000

House

X

Unit

Suburb or locality

Kangaroo Flat

Period - From 01/04/2019

to

30/06/2019

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 | 34 Pattison Dr KANGAROO FLAT 3555 | \$342,000 | 08/08/2019   |
| 2 | 78 Crusoe Rd KANGAROO FLAT 3555   | \$320,000 | 04/12/2018   |
| 3 | 8 Crusoe Rd KANGAROO FLAT 3555    | \$305,000 | 07/08/2019   |

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.



3   2   1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 609 sqm approx

**Agent Comments**

Recently renovated throughout, ideal location, simply move in and enjoy

**Indicative Selling Price**

\$340,000 - \$360,000

**Median House Price**

June quarter 2019: \$338,000

## Comparable Properties



**34 Pattison Dr KANGAROO FLAT 3555 (REI)**

**Agent Comments**

3   2   1

**Price:** \$342,000

**Method:** Private Sale

**Date:** 08/08/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 759 sqm approx



**78 Crusoe Rd KANGAROO FLAT 3555 (VG)**

**Agent Comments**

3   -   -

**Price:** \$320,000

**Method:** Sale

**Date:** 04/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 593 sqm approx



**8 Crusoe Rd KANGAROO FLAT 3555 (REI)**

**Agent Comments**

3   1   2

**Price:** \$305,000

**Method:** Private Sale

**Date:** 07/08/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 634 sqm approx