

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 and
postcode 1/42 Crusoe Road, Kangaroo Flat, VIC 3555

Indicative selling price

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

Price Range

\$265,000

&

\$285,000

Median sale price

Median price

\$247,000

Property Type

Unit

Suburb

Kangaroo Flat (3555)

Period - From

01/07/2019

to

30/06/2020

Source

Corelogic

Comparable property sales

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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
1/9 LAXDALE COURT, KANGAROO FLAT VIC 3555	\$302,020	02/03/2020
1/16 STATION STREET, KANGAROO FLAT VIC 3555	\$270,000	27/05/2019
6/4 COLLINS STREET, KANGAROO FLAT VIC 3555	\$250,000	03/05/2020

This Statement of Information was prepared on: 30/07/2020