

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



111-113 CRUSOE ROAD, KANGAROO

 4  2  4

Indicative Selling Price

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

Single Price: \$420,000

Provided by: Danny Crowle, Bendigo Property Plus

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

\$315,000

01 October 2017 to 30 September 2018

Provided by: 

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.



106 LOCKWOOD RD, KANGAROO FLAT, VIC

 3  2  8

Sale Price

\$410,000

Sale Date: 10/10/2017

Distance from Property: 1.9km



115 CRUSOE RD, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

\$420,000

Sale Date: 23/06/2016

Distance from Property: 35m



11 MURIEL ST, KANGAROO FLAT, VIC 3555

 4  2  4

Sale Price

\$483,000

Sale Date: 26/02/2018

Distance from Property: 1.6km



This report has been compiled on 14/11/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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97 CRUSOE RD, KANGAROO FLAT, VIC 3555



Sale Price

\$522,500

Sale Date: 06/02/2017

Distance from Property: 201m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

111-113 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Single Price: \$420,000

Median sale price

Median price \$315,000

House

Unit

Suburb KANGAROO FLAT

Period 01 October 2017 to 30 September 2018

Source

 pricfinder

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

Address of comparable property	Price	Date of sale
106 LOCKWOOD RD, KANGAROO FLAT, VIC 3555	\$410,000	10/10/2017
115 CRUSOE RD, KANGAROO FLAT, VIC 3555	\$420,000	23/06/2016
11 MURIEL ST, KANGAROO FLAT, VIC 3555	\$483,000	26/02/2018

97 CRUSOE RD, KANGAROO FLAT, VIC 3555	\$522,500	06/02/2017
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