

STATEMENT OF INFORMATION

"ANDREW CLOSE" 8/9 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

PREPARED BY EXPERT REAL ESTATE, 113 MITCHELL STREET BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"ANDREW CLOSE" 8/9 CRUSOE ROAD,

 2  1  1

Indicative Selling Price

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

Price Range: **\$234,000 to \$258,000**

MEDIAN SALE PRICE



KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (Unit)

\$220,000

01 October 2016 to 30 September 2017

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.



4/18 STATION ST, KANGAROO FLAT, VIC 3555

 2  1  1

Sale Price

\$250,000

Sale Date: 22/06/2017

Distance from Property: 1.3km



1/26 CHURCH ST, KANGAROO FLAT, VIC 3555

 2  1  1

Sale Price

\$232,500

Sale Date: 23/09/2016

Distance from Property: 1.1km



25 AUSTIN CRT, KANGAROO FLAT, VIC 3555

 2  1  2

Sale Price

Price Withheld

Sale Date: 25/10/2017

Distance from Property: 2.4km



This report has been compiled on 16/11/2017 by Expert Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

"ANDREW CLOSE" 8/9 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

Indicative selling price

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

Price Range: \$234,000 to \$258,000

Median sale price

Median price

\$220,000

House

Unit

X

Suburb

KANGAROO FLAT

Period

01 October 2016 to 30 September 2017

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
4/18 STATION ST, KANGAROO FLAT, VIC 3555	\$250,000	22/06/2017
1/26 CHURCH ST, KANGAROO FLAT, VIC 3555	\$232,500	23/09/2016
25 AUSTIN CRT, KANGAROO FLAT, VIC 3555	Price Withheld	25/10/2017