

# STATEMENT OF INFORMATION

11 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

PREPARED BY ELLA DOUCH , RAY WHITE BENDIGO, PHONE: +61 447404377

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

11 CRUSOE ROAD, KANGAROO FLAT, VIC  4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$630,000 to \$690,000**

Provided by: Ella Douch , Ray White Bendigo

## MEDIAN SALE PRICE



## KANGAROO FLAT, VIC, 3555

Suburb Median Sale Price (House)

**\$507,500**

01 January 2023 to 31 December 2023

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.

58-60 CRUSOE RD, KANGAROO FLAT, VIC 3555  4  1  2

Sale Price

**\$665,000**

Sale Date: 06/08/2023

Distance from Property: 448m

4 ALMA CRT, KANGAROO FLAT, VIC 3555  4  2  2

Sale Price

**\$630,000**

Sale Date: 28/12/2022

Distance from Property: 672m

54 QUEEN ST, KANGAROO FLAT, VIC 3555  3  2  3

Sale Price

**\$650,000**

Sale Date: 12/10/2021

Distance from Property: 692m

This report has been compiled on 25/03/2024 by Ray White Bendigo. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://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

**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](https://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

11 CRUSOE ROAD, KANGAROO FLAT, VIC 3555

### Indicative selling price

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

Price Range: \$630,000 to \$690,000


### Median sale price

Median price: \$507,500

Property type: House

Suburb: KANGAROO FLAT

Period: 01 January 2023 to 31 December 2023

Source: 

### 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
58-60 CRUSOE RD, KANGAROO FLAT, VIC 3555	\$665,000	06/08/2023
4 ALMA CRT, KANGAROO FLAT, VIC 3555	\$630,000	28/12/2022
54 QUEEN ST, KANGAROO FLAT, VIC 3555	\$650,000	12/10/2021

This Statement of Information was prepared on: 25/03/2024