

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 4/103 Crusoe Road, Kangaroo Flat Vic 3555
Including suburb or locality and postcode

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$379,500 Property Type Unit Suburb Kangaroo Flat

Period - From 07/03/2023 to 06/03/2024 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 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	1/11 Caleb CI GOLDEN SQUARE 3555	\$450,000	30/08/2023
2	12 Highview Tce KANGAROO FLAT 3555	\$445,000	10/03/2023
3	3/103 Crusoe Rd KANGAROO FLAT 3555	\$435,000	08/06/2023

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 18 months.~~

This Statement of Information was prepared on: 07/03/2024 10:51



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Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$440,000 - \$460,000
Median Unit Price
07/03/2023 - 06/03/2024: \$379,500

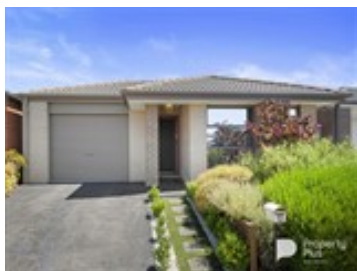
Comparable Properties



1/11 Caleb CI GOLDEN SQUARE 3555 (VG) **Agent Comments**

3 - -

Price: \$450,000
Method: Sale
Date: 30/08/2023
Property Type: Townhouse (Single)



12 Highview Tce KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

2 1 1

Price: \$445,000
Method: Private Sale
Date: 10/03/2023
Property Type: Townhouse (Single)
Land Size: 236 sqm approx



3/103 Crusoe Rd KANGAROO FLAT 3555 (REI/VG) **Agent Comments**

2 1 1

Price: \$435,000
Method: Private Sale
Date: 08/06/2023
Property Type: Unit
Land Size: 280 sqm approx

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