

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

4 CRIMSON COURT KANGAROO FLAT VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$625,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Kangaroo Flat

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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

| | | |
|--|-----------|-----------|
| 11 WALLABY AVENUE KANGAROO FLAT VIC 3555 | \$640,000 | 31-Jul-23 |
| LOT 12 EVERLASTING RISE KANGAROO FLAT VIC 3555 | \$695,000 | 03-Nov-23 |
| 93 CRUSOE ROAD KANGAROO FLAT VIC 3555 | \$706,000 | 20-Dec-23 |

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: 16 February 2024

**11 WALLABY AVENUE KANGAROO
FLAT VIC 3555**

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Sold Price

\$640,000

Sold Date

31-Jul-23

Distance

1.76km**LOT 12 EVERLASTING RISE
KANGAROO FLAT VIC 3555**

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Sold Price

\$695,000

Sold Date

03-Nov-23

Distance

0.96km**93 CRUSOE ROAD KANGAROO
FLAT VIC 3555**

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Sold Price

^{RS}\$706,000^{UN}

Sold Date

20-Dec-23

Distance

0.36km**RS** = Recent sale**UN** = Undisclosed Sale

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