

## 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

44 CRUSOE ROAD KANGAROO FLAT VIC 3555

### Indicative selling price

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

Single Price

or range  
between

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Kangaroo Flat

Period-from

01 May 2023

to

30 Apr 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

40 CRUSOE ROAD KANGAROO FLAT VIC 3555	\$610,000	27-Jul-23
21 GREVILLEA AVENUE KANGAROO FLAT VIC 3555	\$635,500	19-Dec-22
3 COOPER COURT GOLDEN SQUARE VIC 3555	\$680,000	17-Apr-23

OR

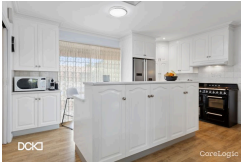
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 01 May 2024

Gavin Butler

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**40 CRUSOE ROAD KANGAROO  
FLAT VIC 3555**
 3  2  2

 Sold Price **\$610,000** Sold Date **27-Jul-23**

 Distance **0.06km**

**21 GREVILLEA AVENUE  
KANGAROO FLAT VIC 3555**
 3  2  2

 Sold Price **\$635,500** Sold Date **19-Dec-22**

 Distance **1km**

**3 COOPER COURT GOLDEN  
SQUARE VIC 3555**
 3  2  2

 Sold Price **\$680,000** Sold Date **17-Apr-23**

 Distance **3km**

RS = Recent sale

UN = Undisclosed Sale

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