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REAL ESTATE

# Neilson Partners

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 11 Alexandra Avenue, Koo Wee Rup

#### Indicative selling price

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

Single price \$NA or range between \$410,000 & \$450,000

#### Median sale price

Median price \$456,775 \*House x \*Unit Suburb Koo Wee Rup  
Period - From July 2017 to June 2018 Source CoreLogic

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 2 Mickle Street, Koo Wee Rup	\$441,000	20 June 2018
2 24 Gardner Street, Koo Wee Rup	\$440,000	24 May 2018
3 46 Gardner Street, Koo Wee Rup	\$420,000	07 June 2018