

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/148 STATION STREET KOO WEE RUP VIC 3981

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

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,750

Property type

Unit

Suburb

Koo Wee Rup

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

2/35B MOODY STREET KOO WEE RUP VIC 3981	\$480,000	08-Feb-22
3/14 GARDNER STREET KOO WEE RUP VIC 3981	\$470,000	01-Mar-22
2/38 GARDNER STREET KOO WEE RUP VIC 3981	\$505,000	09-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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2/35B MOODY STREET KOO WEE RUP VIC 3981

Sold Price

^{RS} **\$480,000** ^{UN}

Sold Date **08-Feb-22**

2 1 1

Distance **0.42km**



3/14 GARDNER STREET KOO WEE RUP VIC 3981

Sold Price

^{RS} **\$470,000** ^{UN}

Sold Date **01-Mar-22**

2 1 1

Distance **0.38km**



2/38 GARDNER STREET KOO WEE RUP VIC 3981

Sold Price

^{RS} **\$505,000** ^{UN}

Sold Date **09-Feb-22**

2 1 1

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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