

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 or
locality and postcode

4 Keane Street, Koroit Vic 3282

Indicative selling price

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

Single price \$369,900

Median sale price*

Median price \$325,000

House

X

Unit

Suburb or locality

Koroit

Period - From 18/04/2017

to

17/04/2018

Source rea

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 eighteen 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	29 Keane St KOROIT 3282	\$423,000	03/09/2017
2	35 Keane St KOROIT 3282	\$385,000	29/01/2018
3	10 Keane St KOROIT 3282	\$342,500	24/01/2018

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 eighteen months.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 29 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

4 Keane Street, Koroit Vic 3282



Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$369,900

Median House Price *

18/04/2017 - 17/04/2018: \$325,000

* Agent calculated median based on 29 sales

Comparable Properties

29 Keane St KOROIT 3282 (VG)

Agent Comments



Price: \$423,000
Method: Sale
Date: 03/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 621 sqm approx



35 Keane St KOROIT 3282 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 29/01/2018
Rooms: 5
Property Type: House
Land Size: 929 sqm approx

10 Keane St KOROIT 3282 (VG)

Agent Comments



Price: \$342,500
Method: Sale
Date: 24/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 544 sqm approx