

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14A HENRY STREET, KOO WEE RUP, VIC**



3



2



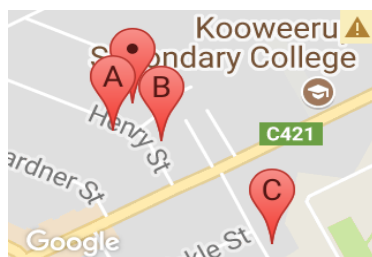
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### Indicative Selling Price

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

Price Range: **\$400,000 to \$440,000**

## MEDIAN SALE PRICE



**KOO WEE RUP, VIC, 3981**

Suburb Median Sale Price (House)

**\$460,000**

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



**9 HENRY ST, KOO WEE RUP, VIC 3981**



3



2



2

Sale Price

**Price Withheld**

Sale Date: 18/08/2017

Distance from Property: 58m



**6 HENRY ST, KOO WEE RUP, VIC 3981**



3



2



2

Sale Price

**Price Withheld**

Sale Date: 30/05/2017

Distance from Property: 81m



**11 JOHN ST, KOO WEE RUP, VIC 3981**



4



2



2

Sale Price

**\*\$462,000**

Sale Date: 25/08/2017

Distance from Property: 339m



This report has been compiled on 06/09/2017 by One Agency Robert Mure. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

14A HENRY STREET, KOO WEE RUP, VIC 3981

Indicative selling price

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

Price Range:

\$400,000 to \$440,000

Median sale price

Median price

\$460,000

House

X

Unit


Suburb

KOO WEE RUP

Period

01 July 2016 to 30 June 2017

Source



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
9 HENRY ST, KOO WEE RUP, VIC 3981	Price Withheld	18/08/2017
6 HENRY ST, KOO WEE RUP, VIC 3981	Price Withheld	30/05/2017
11 JOHN ST, KOO WEE RUP, VIC 3981	*\$462,000	25/08/2017