

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**37 SYBELLA AVENUE, KOO WEE RUP, VIC**  4  1  1

### Indicative Selling Price

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

Price Range: **\$390,000 to \$425,000**

## MEDIAN SALE PRICE



**KOO WEE RUP, VIC, 3981**

Suburb Median Sale Price (House)

**\$450,000**

01 January 2017 to 31 December 2017

Provided by: 

## 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.



**8 SYBELLA AVE, KOO WEE RUP, VIC 3981**

 3  1  2

Sale Price

**\*\$427,100**

Sale Date: 12/12/2017

Distance from Property: 282m



**5 BARNES WAY, KOO WEE RUP, VIC 3981**

 3  2  2

Sale Price

**\$412,000**

Sale Date: 10/11/2017

Distance from Property: 395m



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

 3  2  2

Sale Price

**\$462,000**

Sale Date: 13/08/2017

Distance from Property: 651m



This report has been compiled on 05/02/2018 by One Agency Robert Mure. Property Data Solutions Pty Ltd 2018 - [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

37 SYBELLA AVENUE, 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:

\$390,000 to \$425,000

Median sale price

Median price

\$450,000

House

X

Unit


Suburb

KOO WEE RUP

Period

01 January 2017 to 31 December 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
8 SYBELLA AVE, KOO WEE RUP, VIC 3981	*\$427,100	12/12/2017
5 BARNES WAY, KOO WEE RUP, VIC 3981	\$412,000	10/11/2017
11 JOHN ST, KOO WEE RUP, VIC 3981	\$462,000	13/08/2017