

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

7 Virgona Way 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

\$640,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Feb 2021

to

31 Jan 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

5 Virgona Way Koo Wee Rup VIC 3981	\$665,000	31-Jan-22
17 Bailey Boulevard Koo Wee Rup VIC 3981	\$700,000	07-Feb-22
7 Bailey Boulevard Koo Wee Rup VIC 3981	\$710,000	08-Nov-21

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.~~

This Statement of Information was prepared on: 28 February 2022



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5 Virgona Way Koo Wee Rup VIC 3981

4 2 2

Sold Price

^{RS}

\$665,000

Sold Date

31-Jan-22

Distance

0.02km



17 Bailey Boulevard Koo Wee Rup VIC 3981

4 2 2

Sold Price

^{RS}

\$700,000

Sold Date

07-Feb-22

Distance

0.72km



7 Bailey Boulevard Koo Wee Rup VIC 3981

4 2 2

Sold Price

\$710,000

Sold Date

08-Nov-21

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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