

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



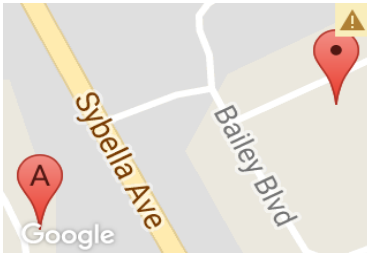
**10 BAILEY BOULEVARD, KOO WEE RUP,**  **3**  **2**  **2**

### Indicative Selling Price

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

Price Range: **\$430,000 to \$460,000**

## MEDIAN SALE PRICE



**KOO WEE RUP, VIC, 3981**

Suburb Median Sale Price (House)

**\$455,000**

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 HENRY ST, KOO WEE RUP, VIC 3981**

 **3**  **1**  **1**

Sale Price

**\*\$400,000**

Sale Date: 19/01/2018

Distance from Property: 681m



**35 CHARLES ST, KOO WEE RUP, VIC 3981**

 **3**  **2**  **2**

Sale Price

**\$463,000**

Sale Date: 21/12/2017

Distance from Property: 265m



**3 MICKLE ST, KOO WEE RUP, VIC 3981**

 **3**  **2**  **2**

Sale Price

**\*\$451,000**

Sale Date: 01/11/2017

Distance from Property: 389m

This report has been compiled on 22/02/2018 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

10 BAILEY BOULEVARD, 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:

\$430,000 to \$460,000

Median sale price

Median price

\$455,000

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 HENRY ST, KOO WEE RUP, VIC 3981	*\$400,000	19/01/2018
35 CHARLES ST, KOO WEE RUP, VIC 3981	\$463,000	21/12/2017
3 MICKLE ST, KOO WEE RUP, VIC 3981	*\$451,000	01/11/2017