

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 27 HENRY STREET, KOO WEE RUP, VIC 🔑 2 🕒 1 🚓 1







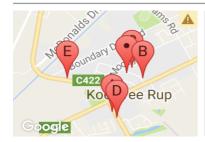
**Indicative Selling Price** 

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

\$380,000

Provided by: Robert Mure, One Agency Robert Mure

#### **SUBURB MEDIAN**



### **KOO WEE RUP, VIC, 3981**

**Suburb Median Sale Price (House)** 

\$489,000

01 October 2016 to 31 March 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.



12 SYBELLA AVE, KOO WEE RUP, VIC 3981







Sale Price

\*\$311,090

Sale Date: 31/05/2017

Distance from Property: 585m





6 HENRY ST, KOO WEE RUP, VIC 3981









Sale Price

**Price Withheld** 

Sale Date: 30/05/2017

Distance from Property: 218m





14 MAUGHAN RD, KOO WEE RUP, VIC 3981







**Sale Price** 

\$360,000

Sale Date: 21/01/2017

Distance from Property: 98m







**24 SYBELLA AVE, KOO WEE RUP, VIC 3981** \(\Boxed{\omega}\) 2 \(\bigsim\) 1 \(\omega\) 1







Sale Price

# **Price Withheld**

Sale Date: 26/04/2017

Distance from Property: 652m





208 STATION ST, KOO WEE RUP, VIC 3981







Sale Price

\$390,000

Sale Date: 21/03/2017

Distance from Property: 779m



# 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	27 HENRY STREET, KOO WEE RUP, VIC 3981
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### Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/unde	rquoting
Single Price / Range	\$380,000	

### Median sale price

Median price	\$489,000	House X	Unit	Suburb	KOO WEE RUP
Period	01 October 2016 to 31	March 2017	Source	p	ricefinder

# 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
12 SYBELLA AVE, KOO WEE RUP, VIC 3981	*\$311,090	31/05/2017
6 HENRY ST, KOO WEE RUP, VIC 3981	Price Withheld	30/05/2017
14 MAUGHAN RD, KOO WEE RUP, VIC 3981	\$360,000	21/01/2017
24 SYBELLA AVE, KOO WEE RUP, VIC 3981	Price Withheld	26/04/2017



208 STATION ST, KOO WEE RUP, VIC 3981	\$390,000	21/03/2017
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