

Chris Hill

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

4 Emerald Crescent Koo Wee Rup VIC 3981

 4    2    2

## Indicative Selling Price

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

Range between \$540,000 &amp; \$594,000













## Median Sale Price

\$515,000 Houses in Koo wee rup between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>14 Silver Way Koo Wee Rup VIC 3981</b>	Sold Price	<b>\$575,000</b>	Sold Date	<b>26-Nov-18</b>
	 4  2  2			Distance	<b>0.15km</b>
	<b>17 Silver Way Koo Wee Rup VIC 3981</b>	Sold Price	<b>\$580,000</b>	Sold Date	<b>04-Mar-19</b>
	 3  2  2			Distance	<b>0.18km</b>
	<b>5 Milla Way Koo Wee Rup VIC 3981</b>	Sold Price	<b>\$585,000</b>	Sold Date	<b>05-Feb-19</b>
	 4  2  4			Distance	<b>0.3km</b>

**RS** = Recent sale      **UN** = Undisclosed Sale

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**35 Alexandra Avenue Koo Wee Rup** Sold Price  
VIC 3981

**\$595,000**

Sold Date

**29-Jan-19**
 4  2  4

Distance

**1.2km**

**47 Bailey Boulevard Koo Wee Rup** Sold Price  
VIC 3981

**\$570,000**

Sold Date

**26-Sep-18**
 4  2  2

Distance

**1.67km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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