

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



73 DENHAMS ROAD, KOO WEE RUP, VIC 🕮 4 🕒 2 😂 2







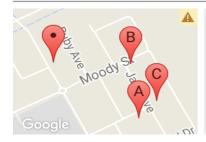
Indicative Selling Price

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

Price Range:

\$540,000 to \$560,000

MEDIAN SALE PRICE



KOO WEE RUP, VIC, 3981

Suburb Median Sale Price (House)

\$450,000

01 January 2017 to 31 December 2017

Provided by: **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.



20 LAPIS ST, KOO WEE RUP, VIC 3981







Sale Price

Price Withheld

Sale Date: 18/01/2018

Distance from Property: 342m





134 MOODY ST, KOO WEE RUP, VIC 3981







Sale Price

Price Withheld

Sale Date: 08/12/2017

Distance from Property: 251m





17 JADE AVE, KOO WEE RUP, VIC 3981







Sale Price

*\$564.199

Sale Date: 24/11/2017

Distance from Property: 363m



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	73 DENHAMS ROAD, KOO WEE RUP, VIC 3981
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Indicative selling price

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

Price Range: \$540,000 to \$560,000

Median sale price

Median price	\$450,000	House X	Unit	Suburb	KOO WEE RUP
Period	01 January 2017 to 31 December 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
20 LAPIS ST, KOO WEE RUP, VIC 3981	Price Withheld	18/01/2018
134 MOODY ST, KOO WEE RUP, VIC 3981	Price Withheld	08/12/2017
17 JADE AVE, KOO WEE RUP, VIC 3981	*\$564,199	24/11/2017