

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

24 Sybella Avenue 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Dec 2020

to

30 Nov 2021

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

1A Charles Street Koo Wee Rup VIC 3981	\$560,000	09-Jul-21
25 Henry Street Koo Wee Rup VIC 3981	\$551,000	26-Nov-21
4 Henry Street Koo Wee Rup VIC 3981	\$590,000	21-Dec-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.~~

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1A Charles Street Koo Wee Rup VIC 3981 Sold Price **\$560,000** Sold Date **09-Jul-21**

3 2 2

Distance **0.22km**



25 Henry Street Koo Wee Rup VIC 3981 Sold Price ^{RS} **\$551,000** Sold Date **26-Nov-21**

3 1 1

Distance **0.64km**



4 Henry Street Koo Wee Rup VIC 3981 Sold Price ^{RS} **\$590,000** ^{UN} Sold Date **21-Dec-21**

3 1 2

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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