Unit 1/20 Anzac Avenue, Koroit Vic 3282





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$190,000 - \$209,000

Comparable Properties



26 Anzac Av KOROIT 3282 (REI/VG)





Price: \$286,500 Method: Private Sale Date: 19/04/2017 Rooms: 4 Property Type: House Land Size: 804 sqm

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34 Anzac Av KOROIT 3282 (VG)

Agent Comments

Agent Comments

Price: \$267,500 Method: Sale Date: 21/02/2017 Rooms: -Property Type: House (Res) Land Size: 805 sqm

127 High St KOROIT 3282 (VG)



Agent Comments

Price: \$185,000 Method: Sale Date: 13/02/2017 Rooms: -Property Type: House (Res) Land Size: 706 sqm

Account - Roberts One Real Estate | P: 03 5564 4555 | F: 03 5564 4544

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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

Unit 1/20 Anzac Avenue, Koroit Vic 3282

Indicative selling price

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

| Range betweer | \$190,000 | | & | \$209,000 | | | | |
|-------------------|-----------|-------|---|-----------|----------|--|--|--|
| Median sale price | | | | | | | | |
| Median price | | House | х | Subur | b Koroit | | | |
| Period - From | | to | | Source RE | IV | | | |

Comparable property sales

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 |
|--------------------------------|-----------|--------------|
| 26 Anzac Av KOROIT 3282 | \$286,500 | 19/04/2017 |
| 34 Anzac Av KOROIT 3282 | \$267,500 | 21/02/2017 |
| 127 High St KOROIT 3282 | \$185,000 | 13/02/2017 |

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