

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

5 Debra Court, Koondrook Vic 3580

Indicative selling price

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

Single price

\$240,000

Median sale price*

Median price

\$245,000

House

X

Unit

Suburb or locality

Koondrook

Period - From

13/09/2017

to

13/09/2018

Source

PData**

Comparable property sales (*Delete A or B below as applicable)

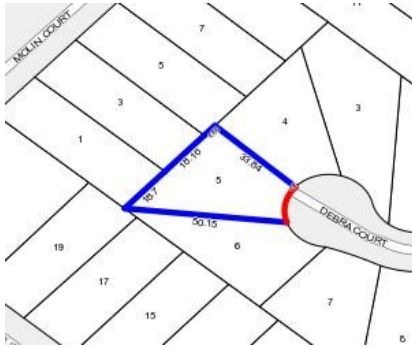
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	19 Burnett St KOONDROOK 3580	\$250,000	05/09/2017
2	13 Teague St KOONDROOK 3580	\$245,000	30/01/2018
3	32 Murray Pde KOONDROOK 3580	\$225,000	04/08/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Rooms:
Property Type: Land
Land Size: 1066 sqm approx
Agent Comments

Indicative Selling Price

\$240,000

Median House Price *

13/09/2017 - 13/09/2018: \$245,000

* Agent calculated median based on 3 sales

"This advice does not form part of this Statement of Information *Important advice about the Median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of [insert number of sales] residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistical

Comparable Properties



19 Burnett St KOONDROOK 3580 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 05/09/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 1000 sqm approx



13 Teague St KOONDROOK 3580 (REI)

Agent Comments



Price: \$245,000
Method: Private Sale
Date: 30/01/2018
Rooms: 5
Property Type: House



32 Murray Pde KOONDROOK 3580 (REI/VG)

Agent Comments



Price: \$225,000
Method: Private Sale
Date: 04/08/2017
Rooms: 7
Property Type: House
Land Size: 1000 sqm approx