

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

5/1-3 GARDNER STREET 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Koo Wee Rup

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/321 ROSSITER ROAD KOO WEE RUP VIC 3981

\$485,000

25-Mar-24

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.

This Statement of Information was prepared on: 01 October 2024

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**2/321 ROSSITER ROAD KOO WEE
RUP VIC 3981**

Sold Price

\$485,000

Sold Date

25-Mar-24

 2

 1

 1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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