

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

9 Dragonfly Circuit 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

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Land

Suburb

Koo Wee Rup

Period-from

01 Sep 2020

to

31 Aug 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

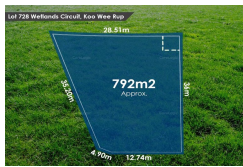
LOT 728 Wetlands Circuit Koo Wee Rup VIC 3981	\$375,000	19-Jul-21
LOT 712 Wetlands Circuit Koo Wee Rup VIC 3981	\$325,000	26-Jul-21
2 Catani Avenue Koo Wee Rup VIC 3981	\$370,000	06-Aug-21

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.~~

This Statement of Information was prepared on: 22 September 2021

Sachin Arora
 P 9705 4888
 M 0411 081 640
 E sachin.a@neilsonpartners.com.au



LOT 728 Wetlands Circuit Koo Wee Rup VIC 3981 Sold Price ^{RS} **\$375,000** Sold Date **19-Jul-21**
 Distance **0.28km**



LOT 712 Wetlands Circuit Koo Wee Rup VIC 3981 Sold Price ^{RS} **\$325,000** ^{UN} Sold Date **26-Jul-21**
 Distance **0.33km**



2 Catani Avenue Koo Wee Rup VIC 3981 Sold Price ^{RS} **\$370,000** Sold Date **06-Aug-21**
 Distance **0.68km**



RS = Recent sale **UN** = Undisclosed Sale

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