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 andpostcode

9 Molin Court, Koondrook Vic 3580

Indicative selling price

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

Single price \$375,000

Median sale price

Median price \$252,000	Ηοι	ise X	Unit		Suburb or locality Koondrook	
Period - From 01/10/2017	to	30/09/2018		Source	REIV	

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.

Add	dress of comparable property	Price	Date of sale
1	2 Buzza St KOONDROOK 3580	\$390,000	06/06/2018
2	15 Maunder St KOONDROOK 3580	\$325,000	10/10/2018
3	26 Gunbower Pde KOONDROOK 3580	\$325,000	28/08/2018

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.

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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.





9 Molin Court, Koondrook Vic 3580





Rooms: Property Type: Land Land Size: 1000 sqm approx Agent Comments

Indicative Selling Price \$375.000 **Median House Price** Year ending September 2018: \$252,000

Comparable Properties



Agent Comments



Property Type: House (Previously Occupied -Detached) Land Size: 1321 sqm approx

- 3

15 Maunder St KOONDROOK 3580 (VG)

6.

Agent Comments



Price: \$325.000 Method: Sale Date: 10/10/2018 Rooms: -Property Type: House (Res) Land Size: 1092 sqm approx



26 Gunbower Pde KOONDROOK 3580 (VG)

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Agent Comments



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Date: 28/08/2018 Rooms: -Property Type: House (Res) Land Size: 900 sqm approx

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