

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

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

House

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.

	Address 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.

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

2 Buzza St KOONDROOK 3580 (VG)

Agent Comments



Price: \$390,000
Method: Sale
Date: 06/06/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 1321 sqm approx



15 Maunder St KOONDROOK 3580 (VG)

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)

Agent Comments



Price: \$325,000
Method: Sale
Date: 28/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 900 sqm approx