

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

4 Sybella Avenue 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)

Range Between

\$480,000.00

&

\$520,000.00

Median Sale Price

Median price

\$535,000.00

Property Type

Houses

Suburb

Koo Wee Rup

Period-from

17 Mar 2020

to

17 Mar 2021

Source

RPData CoreLogic BSG3

Comparable Property Sales

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 Lapis Street Koo Wee Rup Vic 3981	\$515,000.00	03-Feb-2021
21 Alexandra Avenue Koo Wee Rup Vic 3981	\$505,000.00	20-Nov-2020
-	-	-

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 six months.

This Statement of Information was prepared on: 17-Mar-2021