

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

56 Bailey Boulevard Koo Wee Rup, 3981

Indicative selling price

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

Range between \$520,000.00 & \$570,000.00

Median sale price

Median price \$531,000.00 Property Type HOUSE Suburb KOO WEE RUP

Period - From 01-Aug-2018 to 31-Jul-2019 Source Property Value

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	28 Diamond Drive, Koo Wee Rup	\$530,000.00	03-Apr-2019
2	4 Emerald Crescent, Koo Wee Rup	\$565,000.00	16-May-2019
3	117 Denhams Road, Koo Wee Rup	\$584,000.00	24-Jun-2019

This statement of information was prepared on 03-Dec-2019 at 10:24:57 AM EST