

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

6 Marsh Way 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

\$330,000.00

Median Sale Price

Median price

\$320,000.00

Property Type

Land

Suburb

Koo Wee Rup

Period-from

22 Sep 2019

to

22 Sep 2020

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
31 Dragonfly Circuit Koo Wee Rup Vic 3981	\$320,000.00	18-Jun-2020
14 Dragonfly Circuit Koo Wee Rup Vic 3981	\$330,000.00	02-Sep-2020
21 Dragonfly Circuit Koo Wee Rup Vic 3981	\$320,000.00	16-Jun-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: 22-Sep-2020