

# AREA SPECIALIST

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**57 MOODY STREET, KOO WEE RUP, VIC**

4 2 6

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$1,900,000 to \$2,090,000**

Provided by: Mark Sewell, Area Specialist

## MEDIAN SALE PRICE



**KOO WEE RUP, VIC, 3981**

**Suburb Median Sale Price (House)**

**\$670,000**

01 July 2023 to 30 June 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**60 DENHAMS RD, KOO WEE RUP, VIC 3981**

4 2 3

**Sale Price**

**\*\$1,180,000**

Sale Date: 28/06/2024

Distance from Property: 639m



**13 JOHN ST, KOO WEE RUP, VIC 3981**

4 1 1

**Sale Price**

**\$582,000**

Sale Date: 25/04/2024

Distance from Property: 704m



**12 GARDNER ST, KOO WEE RUP, VIC 3981**

4 1 4

**Sale Price**

**\$800,000**

Sale Date: 24/01/2024

Distance from Property: 397m



This report has been compiled on 31/07/2024 by Area Specialist. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode: 57 MOODY STREET, KOO WEE RUP, VIC 3981

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$1,900,000 to \$2,090,000

### Median sale price

Median price: \$670,000 Property type: Vacant Land Suburb: KOO WEE RUP  
Period: 01 July 2023 to 30 June 2024 Source: pricfinder

### 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
60 DENHAMS RD, KOO WEE RUP, VIC 3981	*\$1,180,000	28/06/2024
13 JOHN ST, KOO WEE RUP, VIC 3981	\$582,000	25/04/2024
12 GARDNER ST, KOO WEE RUP, VIC 3981	\$800,000	24/01/2024

This Statement of Information was prepared on: 31/07/2024