

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	44 Gunbower Parade, Koondrook Vic 3580
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$495,000

Median sale price*

Median price	\$268,000	Hou	ise X	Unit		Suburb or locality	Koondrook
Period - From	01/06/2018	to	26/09/2018		Source	realestate.com.au	

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.

Add	dress of comparable property	Price	Date of sale
1	2 Buzza St KOONDROOK 3580	\$390,000	06/06/2018
2	5 Wattle St KOONDROOK 3580	\$375,000	02/11/2017
3	79 Main St KOONDROOK 3580	\$370,000	02/06/2017

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.





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Rooms: **Property Type: Agent Comments**

Indicative Selling Price \$495,000 **Median House Price *** 01/06/2018 - 26/09/2018: \$268,000 * Agent calculated median

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

5 Wattle St KOONDROOK 3580 (VG)







Method: Sale Date: 02/11/2017 Rooms: -

Price: \$375.000

Property Type: House (New - Detached)

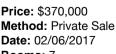
Land Size: 752 sqm approx

79 Main St KOONDROOK 3580 (REI/VG)









Rooms: 7

Property Type: House Land Size: 886 sqm approx

Account - Golden Rivers RE | P: 03 5453 2099 | F: 03 5453 2999



Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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