

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
Including suburb or
locality and postcode

44 Gunbower Parade, Koondrook Vic 3580

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

House

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.

	Address 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.



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)

Agent Comments



Price: \$375,000
Method: Sale
Date: 02/11/2017
Rooms: -
Property Type: House (New - Detached)
Land Size: 752 sqm approx



79 Main St KOONDROOK 3580 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 02/06/2017
Rooms: 7
Property Type: House
Land Size: 886 sqm approx