

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

14 Forest Street, Koondrook Vic 3580

Indicative selling price

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

Single price

\$225,000

Median sale price*

Median price

\$258,000

House

X

Unit

Suburb or locality

Koondrook

Period - From

01/12/2018

to

29/04/2019

Source

propertydata

Comparable property sales (*Delete A or B below as applicable)

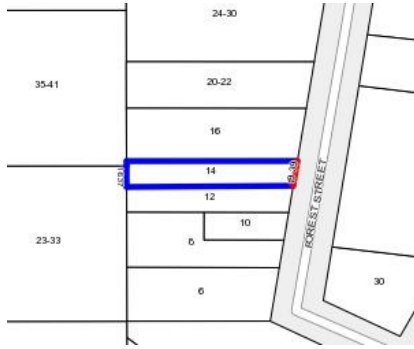
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16 Station St KOONDROOK 3580	\$246,000	16/08/2018
2	19 Arbuthnot St KOONDROOK 3580	\$220,000	28/08/2018
3	48 Gunbower Pde KOONDROOK 3580	\$210,000	17/01/2019

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.

14 Forest Street, Koondrook Vic 3580



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 2105 sqm approx

Agent Comments

Indicative Selling Price

\$225,000

Median House Price *

01/12/2018 - 29/04/2019: \$258,000

* Agent calculated median

Comparable Properties

16 Station St KOONDROOK 3580 (VG)

Agent Comments

3 -

Price: \$246,000

Method: Sale

Date: 16/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 1000 sqm approx



19 Arbuthnot St KOONDROOK 3580 (VG)

Agent Comments

4 -

Price: \$220,000

Method: Sale

Date: 28/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 1455 sqm approx



48 Gunbower Pde KOONDROOK 3580 (VG)

Agent Comments

3 -

Price: \$210,000

Method: Sale

Date: 17/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 1100 sqm approx