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 and postcode

2 KEANE STREET KOROIT VIC 3282

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$585,000	or range between	&	
n acla prica				

Median sale price

(*Delete house or unit as applicable)

Median Price	\$299,990	Prope	erty type		Land	Suburb	Koroit
Period-from	01 Apr 2023	to	31 Mar 2	2024	Source		Corelogic

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 18 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
26 KEANE STREET KOROIT VIC 3282	\$620,000	06-Dec-22
5 BOURKE AVENUE KOROIT VIC 3282	\$569,900	16-Mar-23
9 ANNE STREET KOROIT VIC 3282	\$595,000	06-Nov-23

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 18 months.

This Statement of Information was prepared on: 30 April 2024



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Rihanna MacDonald

M 0490078647

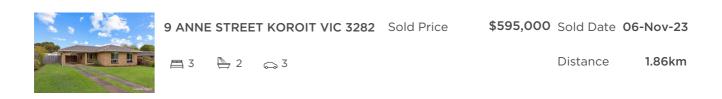
E rihanna@lukewilliamsrealestate.com.au



	26 KEANE STREET KOROIT VIC 3282			So	ld Price	\$620,000	Sold Date	06-Dec-22
reLogic	4	2	<u></u>				Distance	0.2km



1	5 BOURKE AVENUE KOROIT VIC			Sold Price	\$569,900	Sold Date	16-Mar-23
*	昌 3	2	⇔ 2			Distance	0.64km



RS = Recent sale UN = Undisclosed Sale

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