

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

215 MCDONALDS DRAIN ROAD KOO WEE RUP VIC 3981

Indicative selling price

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

Single Price

or range
between

\$1,250,000

&

\$1,340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Other

Suburb

Koo Wee Rup

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

175 MCDONALDS DRAIN ROAD KOO WEE RUP VIC 3981	\$1,320,000	24-Jan-24
340 MAIN DRAIN ROAD KOO WEE RUP VIC 3981	\$1,400,000	13-Mar-24
LOT G ROSSITER ROAD KOO WEE RUP VIC 3981	\$3,150,000	10-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 May 2024



**175 MCDONALDS DRAIN ROAD
KOO WEE RUP VIC 3981**

3 1 10

Sold Price **\$1,320,000** Sold Date **24-Jan-24**

Distance **0.5km**



**340 MAIN DRAIN ROAD KOO WEE
RUP VIC 3981**

- 1 4

Sold Price **\$1,400,000** Sold Date **13-Mar-24**

Distance **1.35km**



**LOT G ROSSITER ROAD KOO WEE
RUP VIC 3981**

- - -

Sold Price **\$3,150,000** Sold Date **10-Apr-24**

Distance **3.3km**

RS = Recent sale

UN = Undisclosed Sale

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