

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

41 Sybella Avenue 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,250

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Sep 2018

to

31 Aug 2019

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

63 Bailey Boulevard Koo Wee Rup VIC 3981	\$520,000	13-Jun-19
16 Charles Street Koo Wee Rup VIC 3981	\$475,000	24-Feb-19
9 Sybella Avenue Koo Wee Rup VIC 3981	\$720,000	19-Feb-19

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: 18 September 2019



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63 Bailey Boulevard Koo Wee Rup
VIC 3981

Sold Price

\$520,000

Sold Date

13-Jun-19

4 2 2

Distance

0.05km



16 Charles Street Koo Wee Rup VIC
3981

Sold Price

\$475,000

Sold Date

24-Feb-19

3 2 2

Distance

0.28km



9 Sybella Avenue Koo Wee Rup VIC
3981

Sold Price

\$720,000

Sold Date

19-Feb-19

2 1 4

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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