

## 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

182 Station Street Koo Wee Rup VIC 3981

### Indicative selling price

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

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Mar 2020

to

28 Feb 2021

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

9 Blackfish Drive Koo Wee Rup VIC 3981	\$620,000	15-Jan-21
12 Gardner Street Koo Wee Rup VIC 3981	\$615,000	10-Nov-20
15 Grange Court Koo Wee Rup VIC 3981	\$595,000	07-Dec-20

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: 29 March 2021



## OBrien Real Estate

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**9 Blackfish Drive Koo Wee Rup VIC 3981** Sold Price **\$620,000** Sold Date **15-Jan-21**

3 2 2

Distance **0.47km**



**12 Gardner Street Koo Wee Rup VIC 3981** Sold Price **\$615,000** Sold Date **10-Nov-20**

4 1 4

Distance **0.55km**



**15 Grange Court Koo Wee Rup VIC 3981** Sold Price <sup>RS</sup> **\$595,000** Sold Date **07-Dec-20**

3 2 2

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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