



STATEMENT OF INFORMATION

93-101 JOHNSONS ROAD, KOONWARRA, VIC 3954

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**93-101 JOHNSONS ROAD, KOONWARRA,**  **3**  **2**  **-****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$595,000**

Provided by: Alan Steenholdt, Alex Scott Leongatha

MEDIAN SALE PRICE

**KOONWARRA, VIC, 3954****Suburb Median Sale Price (House)****\$492,500**

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.

**13 KOONWARRA-INVERLOCH RD,**  **3**  **2**  **4****Sale Price****Price Withheld**

Sale Date: 21/07/2017

Distance from Property: 1km

**4 MANNA CRT, KOONWARRA, VIC 3954**  **3**  **2**  **2****Sale Price****\$675,000**

Sale Date: 13/07/2015

Distance from Property: 654m

**2 KANGAROO RISE, KOONWARRA, VIC 3954**  **4**  **2**  **2****Sale Price****\$582,000**

Sale Date: 21/02/2017

Distance from Property: 618m



This report has been compiled on 06/11/2017 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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103 JOHNSONS RD, KOONWARRA, VIC 3954

 **4**  **2**  **4**

Sale Price

\$630,000

Sale Date: 20/06/2015

Distance from Property: 115m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

93-101 JOHNSONS ROAD, KOONWARRA, VIC 3954

Indicative selling price

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

Single Price:

\$595,000

Median sale price

Median price

\$492,500

House

X

Unit


Suburb

KOONWARRA

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
13 KOONWARRA-INVERLOCH RD, KOONWARRA, VIC 3954	Price Withheld	21/07/2017
4 MANNA CRT, KOONWARRA, VIC 3954	\$675,000	13/07/2015
2 KANGAROO RISE, KOONWARRA, VIC 3954	\$582,000	21/02/2017
103 JOHNSONS RD, KOONWARRA, VIC 3954	\$630,000	20/06/2015