

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**38 Townley Road,  
KOO WEE RUP 3981**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$640,000 - \$680,000**

### Median sale price

Median **House** for **KOO WEE RUP** for period **Jun 2017 - Jun 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$467,500**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**61 Diamond Drive,**  
Koo Wee Rup 3981

**Price \$635,000** Sold 19  
December 2017

**17 Supreme Close,**  
Koo Wee Rup 3981

**Price \$585,000** Sold 25  
March 2018

**17 Silver Way,**  
Koo Wee Rup 3981

**Price \$580,000** Sold 20  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House

  
4 beds

  
2 baths

  
2 parking

### Stockdale & Leggo Koo Wee Rup

48A Station Street,  
Koo Wee Rup VIC 3981

### Contact agents



**Paul Lynch**  
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**Stockdale  
& Leggo**