

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 EGAN COURT, KOO WEE RUP, VIC 3981**  3  1  1

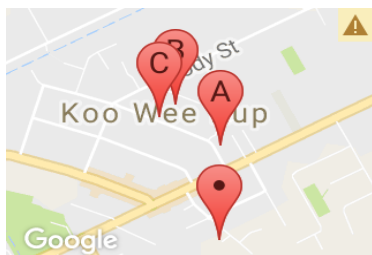
### Indicative Selling Price

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

**\$360,000 to \$390,000**

Provided by: Robert Mure, One Agency Robert Mure

## SUBURB MEDIAN



**KOO WEE RUP, VIC, 3981**

Suburb Median Sale Price (House)

**\$489,000**

01 October 2016 to 31 March 2017

Provided by: 

## COMPARABLE PROPERTIES

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 most comparable to the property for sale.



**6 HENRY ST, KOO WEE RUP, VIC 3981**  3  2  2

Sale Price

**Price Withheld**

Sale Date: 30/05/2017

Distance from Property: 335m



**14 MAUGHAN RD, KOO WEE RUP, VIC 3981**  3  2  2

Sale Price

**\$360,000**

Sale Date: 21/01/2017

Distance from Property: 502m



**30 HENRY ST, KOO WEE RUP, VIC 3981**  3  1  2

Sale Price

**\$365,000**

Sale Date: 10/12/2016

Distance from Property: 477m



This report has been compiled on 05/06/2017 by One Agency Robert Mure. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

2 EGAN COURT, 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)

Single Price / Range

\$360,000 to \$390,000

Median sale price

Median price

\$489,000

House

X

Unit


Suburb

KOO WEE RUP

Period

01 October 2016 to 31 March 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 HENRY ST, KOO WEE RUP, VIC 3981	Price Withheld	30/05/2017
14 MAUGHAN RD, KOO WEE RUP, VIC 3981	\$360,000	21/01/2017
30 HENRY ST, KOO WEE RUP, VIC 3981	\$365,000	10/12/2016