

## 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

27A Charles 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

\$560,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Other

Suburb

Koo Wee Rup

Period-from

01 Dec 2019

to

30 Nov 2020

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

54 Townley Road Koo Wee Rup VIC 3981	\$603,000	07-Dec-20
24 Maughan Road Koo Wee Rup VIC 3981	\$610,000	20-Nov-20
23 Townley Road Koo Wee Rup VIC 3981	\$572,500	03-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: 16 December 2020



## OBrien Real Estate

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**54 Townley Road Koo Wee Rup VIC 3981**

4 2 2

<sup>RS</sup> **\$603,000** Sold Date **07-Dec-20**

Distance **0.71km**



**24 Maughan Road Koo Wee Rup VIC 3981**

4 2 2

Sold Price

<sup>RS</sup> **\$610,000** Sold Date **20-Nov-20**

Distance **0.82km**



**23 Townley Road Koo Wee Rup VIC 3981**

4 2 2

<sup>RS</sup> **\$572,500** Sold Date **03-Dec-20**

Distance **0.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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