

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

21 Bollen Way Koo Wee Rup VIC 3981

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,250

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Oct 2018

to

30 Sep 2019

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

48 Bailey Boulevard Koo Wee Rup VIC 3981	\$470,000	24-Jan-19
16 Charles Street Koo Wee Rup VIC 3981	\$475,000	24-Feb-19
5 Jade Avenue Koo Wee Rup VIC 3981	\$485,000	15-Apr-19

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.~~

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**48 Bailey Boulevard Koo Wee Rup
VIC 3981**

Sold Price **\$470,000** Sold Date **24-Jan-19**

3 2 2

Distance **0.52km**



**16 Charles Street Koo Wee Rup VIC
3981**

Sold Price **\$475,000** Sold Date **24-Feb-19**

3 2 2

Distance **0.18km**



**5 Jade Avenue Koo Wee Rup VIC
3981**

Sold Price **\$485,000** Sold Date **15-Apr-19**

3 2 2

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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