# 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

### 3/5 GARDNER STREET 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 rang betwee	·	\$395,000	&	\$434,000				
<b>Median sale price</b> (*Delete house or unit as applicable)											
Median Price	\$472,500	Prop	erty type		Unit	Suburb	Koo Wee Rup				
Period-from	01 Jul 2023	to	30 Jun 2	024	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	
1/1-3 GARDNER STREET KOO WEE RUP VIC 3981	\$465,000	16-Feb-24	
2/7 ALEXANDRA AVENUE KOO WEE RUP VIC 3981	\$390,000	14-Feb-24	
3/2 GARDNER STREET KOO WEE RUP VIC 3981	\$470,000	21-Jun-24	

#### 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: 31 July 2024



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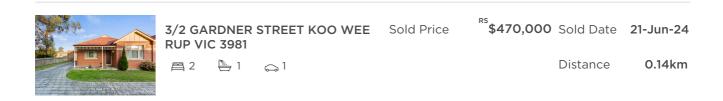
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	1/1-3 GARDNER STREET KOO WEE RUP VIC 3981	Sold Price	\$465,000	Sold Date	16-Feb-24
	🚍 2 🔄 1 😞 1			Distance	0.04km
	2/7 ALEXANDRA AVENUE KOO WEE RUP VIC 3981	Sold Price	\$390,000	Sold Date	14-Feb-24
E SAN	🖴 2 🕒 1 😞 1			Distance	0.27km



RS = Recent sale UN = Undisclosed Sale

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