

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 range
between

\$395,000

&

\$434,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Koo Wee Rup

Period-from

01 Jul 2023

to

30 Jun 2024

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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**1/1-3 GARDNER STREET KOO WEE
RUP VIC 3981**

2 1 1

Sold Price

\$465,000

Sold Date

16-Feb-24

Distance

0.04km



**2/7 ALEXANDRA AVENUE KOO
WEE RUP VIC 3981**

2 1 1

Sold Price

\$390,000

Sold Date

14-Feb-24

Distance

0.27km



**3/2 GARDNER STREET KOO WEE
RUP VIC 3981**

2 1 1

Sold Price

^{RS} **\$470,000**

Sold Date

21-Jun-24

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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