

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

1230 MANKS ROAD 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

\$4,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Land

Suburb

Koo Wee Rup

Period-from

01 Jan 2022

to

31 Dec 2022

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

1255 MANKS ROAD KOO WEE RUP VIC 3981	-	18-Nov-22
1345 MANKS ROAD KOO WEE RUP VIC 3981	-	19-Oct-22
380 KOO WEE RUP ROAD KOO WEE RUP VIC 3981	\$4,000,000	19-Nov-21

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: 03 January 2023



1255 MANKS ROAD KOO WEE RUP VIC 3981 Sold Price

RS - UN

Sold Date **18-Nov-22**

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Distance **0.95km**



1345 MANKS ROAD KOO WEE RUP VIC 3981 Sold Price

Sold Date **19-Oct-22**

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Distance **1.38km**



380 KOO WEE RUP ROAD KOO WEE RUP VIC 3981

Sold Price

\$4,000,000

Sold Date **19-Nov-21**

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Distance **3.53km**

RS = Recent sale

UN = Undisclosed Sale

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