

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 DIAMOND DRIVE, KOO WEE RUP, VIC 🕮 4 🕒 2 😂 2







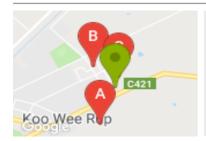
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$559000

Provided by: Madeline Mills, One Agency Robert Mure

MEDIAN SALE PRICE



KOO WEE RUP, VIC, 3981

Suburb Median Sale Price (House)

\$485,000

01 January 2018 to 30 June 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



17 SUPREME CL, KOO WEE RUP, VIC 3981







Sale Price

\$585,000

Sale Date: 25/03/2018

Distance from Property: 559m





73 DENHAMS RD, KOO WEE RUP, VIC 3981







Sale Price

\$570,000

Sale Date: 26/02/2018

Distance from Property: 408m





17 JADE AVE, KOO WEE RUP, VIC 3981







Sale Price

\$564,199

Sale Date: 24/11/2017

Distance from Property: 167m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property	offered	for	sale
Property	offered	for	sale

Address Including suburb and postcode	48 DIAMOND DRIVE, KOO WEE RUP, VIC
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Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/unde	rquoting
Single Price:	\$559000	

Median sale price

Median price	\$485,000	House	Unit	Suburb	KOO WEE RUP
Period	01 January 2018 to 30 June 2018		Source		ricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
17 SUPREME CL, KOO WEE RUP, VIC 3981	\$585,000	25/03/2018
73 DENHAMS RD, KOO WEE RUP, VIC 3981	\$570,000	26/02/2018
17 JADE AVE, KOO WEE RUP, VIC 3981	\$564,199	24/11/2017