

## 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](http://consumer.vic.au/underquoting)

**Single Price: \$559,000**

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**

4 2 2

**Sale Price**

**\$585,000**

Sale Date: 25/03/2018

Distance from Property: 559m



**73 DENHAMS RD, KOO WEE RUP, VIC 3981**

4 2 2

**Sale Price**

**\$570,000**

Sale Date: 26/02/2018

Distance from Property: 408m



**17 JADE AVE, KOO WEE RUP, VIC 3981**

4 2 3

**Sale Price**

**\$564,199**

Sale Date: 24/11/2017

Distance from Property: 167m



This report has been compiled on 06/08/2018 by One Agency Robert Mure. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

48 DIAMOND DRIVE, KOO WEE RUP, VIC

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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



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