

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

14 Wattle Street, Koondrook Vic 3580

### Indicative selling price

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

Single price

\$92,000

### Median sale price

Median price

\$210,000

Property Type

House

Suburb

Koondrook

Period - From

21/02/2019

to

20/02/2020

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	90 Forest St KOONDROOK 3580	\$100,000	19/09/2018
2	92 Main St KOONDROOK 3580	\$86,000	02/05/2019
3	14 Wattle St KOONDROOK 3580	\$38,000	06/06/2001

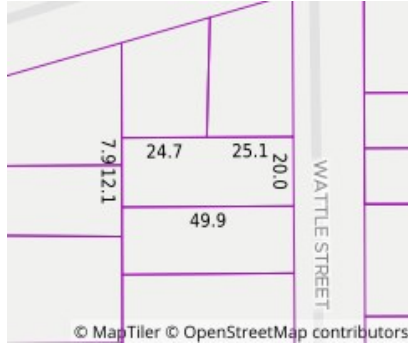
OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

21/02/2020 13:13

14 Wattle Street, Koondrook Vic 3580



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1000 sqm approx

Agent Comments

**Indicative Selling Price**  
\$92,000

**Median House Price**  
21/02/2019 - 20/02/2020: \$210,000

## Comparable Properties

**90 Forest St KOONDROOK 3580 (VG)**

Agent Comments



**Price:** \$100,000

**Method:** Sale

**Date:** 19/09/2018

**Property Type:** Land

**Land Size:** 1781 sqm approx



**92 Main St KOONDROOK 3580 (VG)**

Agent Comments



**Price:** \$86,000

**Method:** Sale

**Date:** 02/05/2019

**Property Type:** House (Res)

**Land Size:** 1012 sqm approx

**14 Wattle St KOONDROOK 3580 (VG)**

Agent Comments



**Price:** \$38,000

**Method:** Sale

**Date:** 06/06/2001

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1000 sqm approx

**Account** - Golden Rivers Real Estate Pty Ltd | P: 03 54532999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.