

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

295 BOUNDARY DRAIN 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

EOI

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Oct 2023

to

30 Sep 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

340 MAIN DRAIN ROAD KOO WEE RUP VIC 3981	\$1,400,000	13-Mar-24
175 MCDONALDS DRAIN ROAD KOO WEE RUP VIC 3981	\$1,320,000	24-Jan-24
75 BOUNDARY DRAIN ROAD KOO WEE RUP VIC 3981	\$1,755,000	13-Aug-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: 18 October 2024



340 MAIN DRAIN ROAD KOO WEE RUP VIC 3981

- 1 4

Sold Price

\$1,400,000

Sold Date

13-Mar-24

Distance

0.87km



175 MCDONALDS DRAIN ROAD KOO WEE RUP VIC 3981

3 1 10

Sold Price

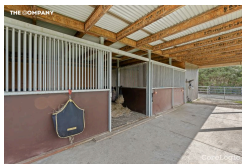
\$1,320,000

Sold Date

24-Jan-24

Distance

1.57km



75 BOUNDARY DRAIN ROAD KOO WEE RUP VIC 3981

5 2 4

Sold Price

^{RS} **\$1,755,000**

Sold Date

13-Aug-24

Distance

2.21km

RS = Recent sale

UN = Undisclosed Sale

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