

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

2/38 Gardner Street 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

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Koo Wee Rup

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/2 Gardner Street Koo Wee Rup VIC 3981	\$444,000	25-May-21
2/20 John Street Koo Wee Rup VIC 3981	\$422,500	14-May-21
1/27 Henry Street Koo Wee Rup VIC 3981	\$477,000	25-Sep-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: 25 January 2022



OBrien Real Estate

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1/2 Gardner Street Koo Wee Rup VIC 3981

2 - 1

Sold Price

\$444,000

Sold Date

25-May-21

Distance

0.4km



2/20 John Street Koo Wee Rup VIC 3981

3 1 1

Sold Price

\$422,500

Sold Date

14-May-21

Distance

0.76km



1/27 Henry Street Koo Wee Rup VIC 3981

2 1 2

Sold Price

\$477,000

Sold Date

25-Sep-21

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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