



Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property Offered for sale

Address
Including suburb and
locality and postcode

14 Milla Way, Koo Wee Rup

Indicative selling price

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

Range Between

\$450,000

&

\$495,000

Median Sale Price

Median price

\$445,000

House

X

Suburb
or locality

Koo Wee Rup

Period - From

01/12/2017

to

31/12/2017

Source

Corelogic

Comparable property sales

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. 7 Maughan Road, Koo Wee Rup	\$465,000	18/10/2017
2. 20 Lapis Street, Koo Wee Rup	\$490,000	18/01/2018
3. 15 Blackfish Drive, Koo Wee Rup	\$485,000	23/03/2018

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable 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.

Statement of Information



Sections 47AF of the Estate Agents Act 1980



14 Milla Way, Koo Wee Rup

3 2 2

Indicative selling price: \$450,000 - \$495,000

Bed Bath Car

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

Koo wee rup

Median House Price: \$445,000

Period From: 01/12/2017

Source: Corelogic

Median Unit Price:

Period to: 31/12/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
7 Maughan Road, Koo Wee Rup	House	3	2	1	\$465,000	18/10/2017	808SQM2
20 Lapis Street, Koo Wee Rup	House	3	2	2	\$490,000	18/01/2018	560SQM2
15 Blackfish Drive, Koo Wee Rup	House	3	2	2	\$485,000	23/03/2018	645SQM2

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Prepared on 31 March 2018

Agent Details

Liza Hickey

0481185038

liza@krpeters.com.au