

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

17 Ruby Avenue 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

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,000

Property type

House

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

26 Dwyer Court Koo Wee Rup VIC 3981	\$845,000	10-Sep-21
9 County Close Koo Wee Rup VIC 3981	\$778,000	24-Mar-21
34 Milla Way Koo Wee Rup VIC 3981	\$820,000	14-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.~~

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26 Dwyer Court Koo Wee Rup VIC 3981

Sold Price

\$845,000

Sold Date

10-Sep-21

4 2 6

Distance

1.1km



9 County Close Koo Wee Rup VIC 3981

Sold Price

\$778,000

Sold Date

24-Mar-21

4 2 5

Distance

0.92km



34 Milla Way Koo Wee Rup VIC 3981

Sold Price

\$820,000

Sold Date

14-Sep-21

4 2 4

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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