

476.16m

7.625ha  
approx area

472.74m

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# Lot 1 Fechner Road, KOO WEE RUP 3981

## Indicative selling price

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

**Range from \$410,000 -  
\$450,000**

## Median sale price

Median **House** for **KOO WEE RUP** for period **Jul 2016 - Jun 2017**  
Sourced from **CoreLogic**.

**\$425,750**

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**400 McDonalds Drain Road,** Price **\$833,000** Sold 05 March 2017  
Koo Wee Rup 3981

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 six months

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

House

  
0 beds

  
0 baths

  
0 parking

## Contact agents

 **Penny Ahern**  
Grant's Estate Agents

03 970 75555  
0417 859 110  
[penny.ahern@grantsea.com.au](mailto:penny.ahern@grantsea.com.au)



**Grant's Estate Agents -  
Berwick**

3a Gloucester Ave,  
BERWICK VIC 3806