

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 TEAGUE STREET KOONDROOK VIC 3580

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

House

Suburb

Koondrook

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

115 GRIGG ROAD KOONDROOK VIC 3580	\$225,000	28-Jan-22
18 STATION STREET KOONDROOK VIC 3580	\$237,000	17-Jan-22
14 JAMIESON AVENUE BARHAM NSW 2732	\$230,000	28-Jun-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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115 GRIGG ROAD KOONDROOK VIC 3580 Sold Price **\$225,000** Sold Date **28-Jan-22**

3 1 2

Distance **0.15km**



18 STATION STREET KOONDROOK VIC 3580 Sold Price **\$237,000** Sold Date **17-Jan-22**

2 1 4

Distance **0.53km**



14 JAMIESON AVENUE BARHAM NSW 2732 Sold Price **\$230,000** Sold Date **28-Jun-21**

3 1 4

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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