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REAL ESTATE

# Neilson Partners

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

#### Property offered for sale

Address  
Including suburb and  
postcode 34 Charles Street, Koo Wee Rup, VIC, 3981

#### Indicative selling price

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

Single price \$NA or range between \$445,000 & \$489,500

#### Median sale price

Median price \$458,000 \*House x \*Unit Suburb Koo Wee Rup

Period - From June 2017 to May 2018 Source CoreLogic

#### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 3 Luke Court, Koo Wee Rup	\$490,000	09/05/2018
2 28 Sybella Avenue, Koo Wee Rup	\$445,000	08/06/2018
3 25 Bollen Way, Koo Wee Rup	\$472,000	08/02/2018