

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

76 Main 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

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$265,000

Property type

House

Suburb

Koondrook

Period-from

01 Sep 2020

to

31 Aug 2021

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

101 Punt Road Barham NSW 2732	\$490,000	28-Jul-21
20 Forest Street Barham NSW 2732	\$465,000	04-Aug-21
46 Murray Parade Koondrook VIC 3580	\$470,000	11-Mar-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.

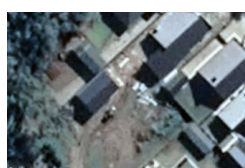
This Statement of Information was prepared on: 30 September 2021



101 Punt Road Barham NSW 2732 Sold Price **\$490,000** Sold Date **28-Jul-21**
 Distance **2.37km**
 4 2 2



20 Forest Street Barham NSW 2732 Sold Price **\$465,000** Sold Date **04-Aug-21**
 Distance **1.58km**
 3 2 2



46 Murray Parade Koondrook VIC 3580 Sold Price **\$470,000** Sold Date **11-Mar-21**
 Distance **1.86km**
 4 2 -



86 Cobwell Street Barham NSW 2732 Sold Price **\$465,000** Sold Date **14-Oct-20**
 Distance **2.61km**
 3 2 4

RS = Recent sale UN = Undisclosed Sale

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