

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 or
locality and postcode

38 Murray Parade, Koondrook Vic 3580

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$255,000

&

\$280,500

Median sale price*

Median price House Unit Suburb or locality Koondrook

Period - From to Source

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 eighteen 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	20 Punt Rd KOONDROOK 3580	\$283,000	23/02/2018
2	34 Murray Pde KOONDROOK 3580	\$265,000	07/02/2018
3	38 Murray Pde KOONDROOK 3580	\$245,000	30/10/2015

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 eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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Rooms:
Property Type: House
Land Size: 1600 sqm approx
Agent Comments

Indicative Selling Price
\$255,000 - \$280,500
No median price available

Comparable Properties



20 Punt Rd KOONDROOK 3580 (REI)

Agent Comments

 3  2  4

Price: \$283,000
Method: Private Sale
Date: 23/02/2018
Rooms: 7
Property Type: House
Land Size: 1228 sqm approx



34 Murray Pde KOONDROOK 3580 (VG)

Agent Comments

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Price: \$265,000
Method: Sale
Date: 07/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 1600 sqm approx



38 Murray Pde KOONDROOK 3580 (REI/VG)

Agent Comments

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Price: \$245,000
Method: Private Sale
Date: 30/10/2015
Rooms: 5
Property Type: House
Land Size: 1600 sqm approx