

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

63 Denhams Road Koo Wee Rup VIC 3981

Indicative selling price

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

Single Price

or range
between

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

41 Bailey Boulevard Koo Wee Rup VIC 3981	\$735,000	28-Jan-22
6 Wren Street Koo Wee Rup VIC 3981	\$740,000	04-Nov-21
7 Bailey Boulevard Koo Wee Rup VIC 3981	\$710,000	08-Nov-21

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 09 February 2022



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41 Bailey Boulevard Koo Wee Rup VIC 3981

Sold Price

RS

\$735,000

Sold Date

28-Jan-22



4



2



2

Distance

1.39km



6 Wren Street Koo Wee Rup VIC 3981

Sold Price

\$740,000

Sold Date

04-Nov-21



3



2



2

Distance

1.87km



7 Bailey Boulevard Koo Wee Rup VIC 3981

Sold Price

\$710,000

Sold Date

08-Nov-21



4



2



2

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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