

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 SYBELLA AVENUE, KOO WEE RUP, VIC**



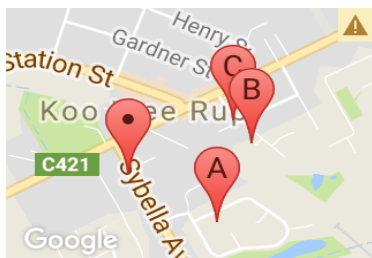
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$395,000**

Provided by: Madeline Mills, One Agency Robert Mure

## MEDIAN SALE PRICE



**KOO WEE RUP, VIC, 3981**

Suburb Median Sale Price (House)

**\$462,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**8 BAILEY BVD, KOO WEE RUP, VIC 3981**



Sale Price

**\$415,000**

Sale Date: 15/05/2017

Distance from Property: 335m



**2 EGAN CRT, KOO WEE RUP, VIC 3981**



Sale Price

**\$360,000**

Sale Date: 27/06/2017

Distance from Property: 413m



**6 ALEXANDRA AVE, KOO WEE RUP, VIC 3981**



Sale Price

**\$375,000**

Sale Date: 29/08/2017

Distance from Property: 389m



This report has been compiled on 16/11/2017 by One Agency Robert Mure. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

8 SYBELLA AVENUE, 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)

Single Price:

\$395,000

Median sale price

Median price

\$462,000

House

X

Unit


Suburb

KOO WEE RUP

Period

01 October 2016 to 30 September 2017

Source



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
8 BAILEY BVD, KOO WEE RUP, VIC 3981	\$415,000	15/05/2017
2 EGAN CRT, KOO WEE RUP, VIC 3981	\$360,000	27/06/2017
6 ALEXANDRA AVE, KOO WEE RUP, VIC 3981	\$375,000	29/08/2017