

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

113 Moody Street 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Jul 2019

to

30 Jun 2020

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

| | | |
|---------------------------------------|-----------|-----------|
| 129 Moody Street Koo Wee Rup VIC 3981 | \$510,000 | 28-Jan-20 |
| 4 Milla Way Koo Wee Rup VIC 3981 | \$462,000 | 26-Jun-20 |
| 15A Henry Street Koo Wee Rup VIC 3981 | \$435,000 | 30-Mar-20 |

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.~~

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OBrien Real Estate

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129 Moody Street Koo Wee Rup VIC 3981

Sold Price

\$510,000

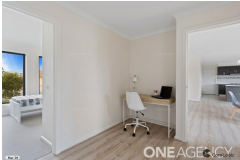
Sold Date

28-Jan-20

3 2 2

Distance

0.06km



4 Milla Way Koo Wee Rup VIC 3981

Sold Price

^{RS} **\$462,000** ^{UN}

Sold Date

26-Jun-20

3 2 2

Distance

0.12km



15A Henry Street Koo Wee Rup VIC 3981

Sold Price

\$435,000

Sold Date

30-Mar-20

3 2 2

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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