

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

190 Island 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

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Land

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

275 McDonalds Drain Road Koo Wee Rup VIC 3981	\$1,450,000	29-Mar-21
1230 Manks Road Koo Wee Rup VIC 3981	\$2,700,000	03-Aug-21
255 McDonalds Drain Road Koo Wee Rup VIC 3981	\$1,010,000	09-Feb-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: 03 February 2022

David Mao
P 03 9558 4599
M 0412 414 475
E dm@top-agents.com.au



275 McDonalds Drain Road Koo Wee Rup VIC 3981

 4  2  3

Sold Price

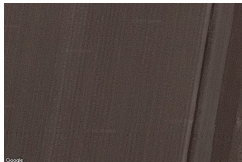
\$1,450,000

Sold Date

29-Mar-21

Distance

3.46km



1230 Manks Road Koo Wee Rup VIC 3981

 6  1  -

Sold Price

\$2,700,000

Sold Date

03-Aug-21

Distance

2.45km



255 McDonalds Drain Road Koo Wee Rup VIC 3981

 3  1  2

Sold Price

\$1,010,000

Sold Date

09-Feb-21

Distance

3.41km

RS = Recent sale

UN = Undisclosed Sale

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