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

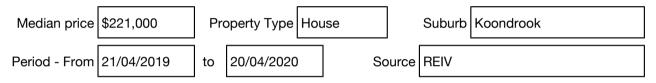
64 Penglase Street, Koondrook Vic 3580

Indicative selling price

For the meaning of this		

Single price \$130,000

Median sale price



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 18 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	72 Penglase St KOONDROOK 3580	\$150,000	22/11/2019
2	20 Burnett St KOONDROOK 3580	\$150,000	31/05/2019
3	116 Murray Pde KOONDROOK 3580	\$120,000	04/06/2019

OR

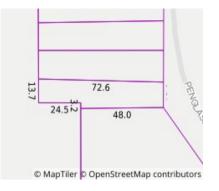
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

21/04/2020 16:45



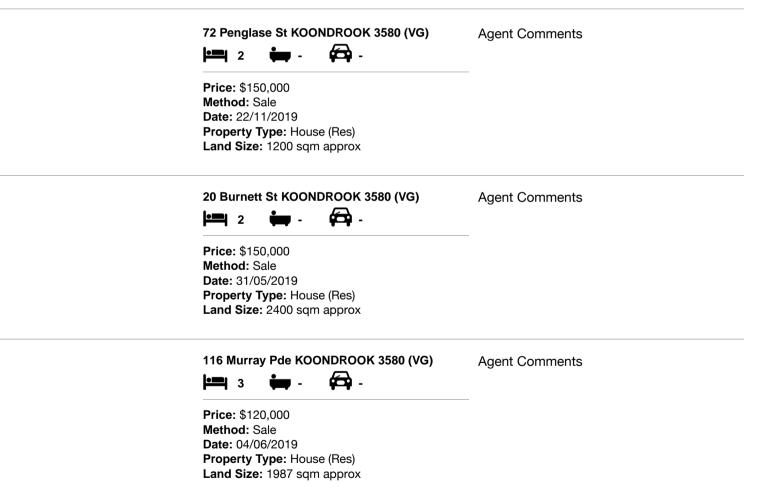
64 Penglase Street, Koondrook Vic 3580





Property Type: Agent Comments Indicative Selling Price \$130,000 Median House Price 21/04/2019 - 20/04/2020: \$221,000

Comparable Properties



Account - Golden Rivers Real Estate Pty Ltd | P: 03 54532999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.