

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 price see consumer.vic.gov.au/underquoting

Single price

\$130,000

Median sale price

Median price

\$221,000

Property Type

House

Suburb

Koondrook

Period - From

21/04/2019

to

20/04/2020

Source

REIV

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

72 Penglase St KOONDROOK 3580 (VG)

Agent Comments



Price: \$150,000

Method: Sale

Date: 22/11/2019

Property Type: House (Res)

Land Size: 1200 sqm approx

20 Burnett St KOONDROOK 3580 (VG)

Agent Comments



Price: \$150,000

Method: Sale

Date: 31/05/2019

Property Type: House (Res)

Land Size: 2400 sqm approx

116 Murray Pde KOONDROOK 3580 (VG)

Agent Comments



Price: \$120,000

Method: Sale

Date: 04/06/2019

Property Type: House (Res)

Land Size: 1987 sqm approx

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.