

## 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

2/3 Boormani Court 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$320,000

&

\$352,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$402,500

Property type

Unit

Suburb

Koo Wee Rup

Period-from

01 Dec 2019

to

30 Nov 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

3/3 Mickle Street Koo Wee Rup VIC 3981	\$365,000	30-Jun-20
3/27 Henry Street Koo Wee Rup VIC 3981	\$357,500	01-Dec-20
1/3 Boormani Court Koo Wee Rup VIC 3981	\$330,000	06-Aug-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.~~

This Statement of Information was prepared on: 09 December 2020



## OBrien Real Estate

Mark Sewell

P 03 5995 0500

M 0413 719 821

E mark.sewell@obrienrealestate.com.au



**3/3 Mickle Street Koo Wee Rup VIC 3981**

Sold Price

**\$365,000**

Sold Date **30-Jun-20**

2

1

1

Distance

**0.56km**



**3/27 Henry Street Koo Wee Rup VIC 3981**

Sold Price

<sup>RS</sup> **\$357,500** <sup>UN</sup>

Sold Date **01-Dec-20**

3

1

2

Distance

**0.22km**



**1/3 Boormani Court Koo Wee Rup VIC 3981**

Sold Price

**\$330,000**

Sold Date **06-Aug-20**

2

1

3

Distance

**0.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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