

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

25 Emerald Crescent 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Jan 2020

to

31 Dec 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

20 Milla Way Koo Wee Rup VIC 3981	\$647,500	18-Jun-20
3 Jade Avenue Koo Wee Rup VIC 3981	\$560,000	22-Apr-20
67 Diamond Drive Koo Wee Rup VIC 3981	\$665,000	25-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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20 Milla Way Koo Wee Rup VIC 3981

5 2 2

Sold Price

\$647,500

Sold Date

18-Jun-20

Distance

0.38km



3 Jade Avenue Koo Wee Rup VIC 3981

3 2 4

Sold Price

\$560,000

Sold Date

22-Apr-20

Distance

0.21km



67 Diamond Drive Koo Wee Rup VIC 3981

5 2 2

Sold Price

\$665,000

Sold Date

25-Mar-20

Distance

0.54km



5 Paddy Court Koo Wee Rup VIC 3981

3 2 2

Sold Price

\$550,000

Sold Date

12-Mar-20

Distance

1.22km



79 Denhams Road Koo Wee Rup VIC 3981

4 2 2

Sold Price

\$600,000

Sold Date

29-Oct-20

Distance

0.25km



12 Supreme Close Koo Wee Rup VIC 3981

5 2 2

Sold Price

\$631,500

Sold Date

21-Jul-20

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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