

## 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 MARSH WAY KOO WEE RUP VIC 3981

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$677,500

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Jul 2023

to

30 Jun 2024

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

22 CATANI AVENUE KOO WEE RUP VIC 3981	\$700,000	22-Jan-24
51 CATANI AVENUE KOO WEE RUP VIC 3981	\$705,000	27-May-24

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: 31 July 2024

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**22 CATANI AVENUE KOO WEE  
RUP VIC 3981**

 4  2  2

Sold Price **\$700,000** Sold Date **22-Jan-24**

Distance **0.16km**



**51 CATANI AVENUE KOO WEE RUP  
VIC 3981**

 4  2  2

Sold Price <sup>RS</sup> **\$705,000** Sold Date **27-May-24**

Distance **0.21km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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