

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 and
postcode

3 TEAGUE STREET KOONDROOK VIC 3580

Indicative selling price

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

Single Price

\$260,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Other

Suburb

Koondrook

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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

KOONDROOK-MURRABIT ROAD KOONDROOK VIC 3580	\$225,000	09-Jul-21
15 BURNETT STREET KOONDROOK VIC 3580	\$348,000	30-Apr-21
PARKER ROAD KOONDROOK VIC 3580	\$368,015	02-Jun-21

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.

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John A Morris
P 0354521599
M 0428566397
E john.morris@nutrien.com.au


**KOONDROOK-MURRABIT ROAD
KOONDROOK VIC 3580**

Sold Price **\$225,000** Sold Date **09-Jul-21**

- - -

Distance **2km**


**15 BURNETT STREET KOONDROOK
VIC 3580**

Sold Price **\$348,000** Sold Date **30-Apr-21**

- - -

Distance **0.79km**


**PARKER ROAD KOONDROOK VIC
3580**

Sold Price **\$368,015** Sold Date **02-Jun-21**

- - -

Distance **5.19km**

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

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