

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

47 Bailey Boulevard, 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

\$550,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$463,000

*House

☒

*Unit

☐

Suburb

Koo Wee Rup 3981

Period - From

SEP 2017

to

AUG 2018

Source

RP DATA – CORE LOGIC

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 six 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
53 Bailey Boulevard, Koo Wee Rup	\$555,000	13/04/2018
30 Bailey Boulevard, Koo Wee Rup	\$565,000	20/03/2018
17 Supreme Close, Koo Wee Rup	\$585,000	25/03/2018