

## 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

4 VIRGONA WAY 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

\$660,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Jul 2021

to

30 Jun 2022

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

7 VIRGONA WAY KOO WEE RUP VIC 3981	\$685,000	06-Mar-22
17 BAILEY BOULEVARD KOO WEE RUP VIC 3981	\$700,000	24-Jan-22
19 BOLLEN WAY KOO WEE RUP VIC 3981	\$722,000	08-May-22

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: 07 July 2022



## OBrien Real Estate

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### 7 VIRGONA WAY KOO WEE RUP VIC 3981

3 2 2

Sold Price

**\$685,000**

Sold Date **06-Mar-22**

Distance **0.07km**



### 17 BAILEY BOULEVARD KOO WEE RUP VIC 3981

4 2 2

Sold Price

**\$700,000**

Sold Date **24-Jan-22**

Distance **0.66km**



### 19 BOLLEN WAY KOO WEE RUP VIC 3981

3 2 2

Sold Price

**\$722,000**

Sold Date **08-May-22**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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