

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

3 Charles Street 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Feb 2021

to

31 Jan 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

24 Henry Street Koo Wee Rup VIC 3981	\$610,000	18-Jan-22
127 Moody Street Koo Wee Rup VIC 3981	\$628,000	10-Dec-21
5 Virgona Way Koo Wee Rup VIC 3981	\$665,000	31-Jan-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.~~

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24 Henry Street Koo Wee Rup VIC 3981

Sold Price

^{RS} **\$610,000** ^{UN}

Sold Date

18-Jan-22

3

1

1

Distance

0.62km



127 Moody Street Koo Wee Rup VIC 3981

Sold Price

\$628,000

Sold Date

10-Dec-21

3

2

2

Distance

1.53km



5 Virgona Way Koo Wee Rup VIC 3981

Sold Price

^{RS} **\$665,000**

Sold Date

31-Jan-22

4

2

2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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