



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

U4/35B Moody street,  
KOO WEE RUP 3981

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$ 300,000**

### Median sale price

Median **House** for **KOO WEE RUP** for period **Jun 2017 - Jun 2017**  
Sourced from **Real Estate.com**.

**\$ 365,000**

### Comparable property sales

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 the most comparable to the property for sale.

**35a Moody Street,**  
Koo Wee Rup 3981

**Price \$ 327,000** Sold 29 February 2016

**1/37 Henry Street,**  
Koo Wee Rup 3981

**Price \$ 305,000** Sold 22 March 2016

**2/20 John Street,**  
Koo Wee Rup 3981

**Price \$ 290,000** Sold 22 July 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Real Estate.com.

House

  
**3 beds**

  
**2 baths**

  
**2 parking**

### Contact agents

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**Stockdale  
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**Stockdale & Leggo Koo Wee  
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