

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

2146 KERANG-KOONDROOK ROAD 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

\$205,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$133,750

Property type

Land

Suburb

Koondrook

Period-from

01 Nov 2022

to

31 Oct 2023

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

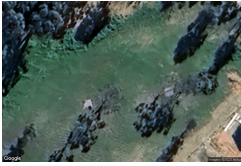
Date of sale

12 MEHARRY STREET KOONDROOK VIC 3580	\$210,000	07-Jun-22
21 LILY STREET KOONDROOK VIC 3580	\$175,000	29-Mar-23
32 MEHARRY STREET KOONDROOK VIC 3580	\$175,000	29-Mar-23

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.~~

This Statement of Information was prepared on: 27 November 2023



**12 MEHARRY STREET
 KOONDROOK VIC 3580**

- - -

Sold Price **\$210,000** Sold Date **07-Jun-22**

Distance **3.35km**



**21 LILY STREET KOONDROOK VIC
 3580**

- - -

Sold Price **\$175,000** Sold Date **29-Mar-23**

Distance **3.45km**



**32 MEHARRY STREET
 KOONDROOK VIC 3580**

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Sold Price Sold Date **29-Mar-23**

Distance **3.48km**

RS = Recent sale UN = Undisclosed Sale

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