

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 or
locality and postcode

57 Main Street, Koondrook Vic 3580

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$99,000

Median sale price

Median price

\$205,000

Property Type

House

Suburb

Koondrook

Period - From

24/08/2019

to

23/08/2020

Source

REIV

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
1	96 Main St KOONDROOK 3580	\$100,000	23/12/2019
2	92 Main St KOONDROOK 3580	\$86,000	02/05/2019
3	92 Main St KOONDROOK 3580	\$86,000	02/05/2019

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:

24/08/2020 10:57

57 Main Street, Koondrook Vic 3580



2 1 0

Property Type: House
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$99,000

Median House Price
24/08/2019 - 23/08/2020: \$205,000

Comparable Properties

96 Main St KOONDROOK 3580 (VG)

Agent Comments

- - -

Price: \$100,000
Method: Sale
Date: 23/12/2019
Property Type: House (Previously Occupied - Detached)
Land Size: 1038 sqm approx



92 Main St KOONDROOK 3580 (VG)

Agent Comments

2 - -

Price: \$86,000
Method: Sale
Date: 02/05/2019
Property Type: House (Res)
Land Size: 1012 sqm approx



92 Main St KOONDROOK 3580 (VG)

Agent Comments

2 - -

Price: \$86,000
Method: Sale
Date: 02/05/2019
Property Type: House (Res)
Land Size: 1012 sqm approx

Account - Golden Rivers Real Estate Pty Ltd | P: 03 54532999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.