

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

43 Penglase Street, Koondrook Vic 3580

Indicative selling price

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

Single price

\$189,000

Median sale price*

Median price

\$269,000

House

X

Unit

Suburb or locality

Koondrook

Period - From

19/03/2019

to

19/06/2019

Source

propertydata

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 eighteen 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	47 Cassidy La KOONDROOK 3580	\$159,000	05/03/2019
2	52 Forest St KOONDROOK 3580	\$158,000	30/04/2018
3	3 Thompson St KOONDROOK 3580	\$153,000	09/08/2018

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 eighteen months.~~

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

43 Penglase Street, Koondrook Vic 3580



3 1 0

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$189,000

Median House Price *
19/03/2019 - 19/06/2019: \$269,000
* Agent calculated median based on 3 sales

Comparable Properties

47 Cassidy La KOONDROOK 3580 (VG)

Agent Comments

3 - -

Price: \$159,000
Method: Sale
Date: 05/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 2300 sqm approx



52 Forest St KOONDROOK 3580 (REI/VG)

Agent Comments

3 1 3

Price: \$158,000
Method: Private Sale
Date: 30/04/2018
Rooms: 6
Property Type: House
Land Size: 1212 sqm approx

3 Thompson St KOONDROOK 3580 (VG)

Agent Comments

3 - -

Price: \$153,000
Method: Sale
Date: 09/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 800 sqm approx