# 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 andpostcode

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	Hou	se 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.

Add	dress 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.

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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.





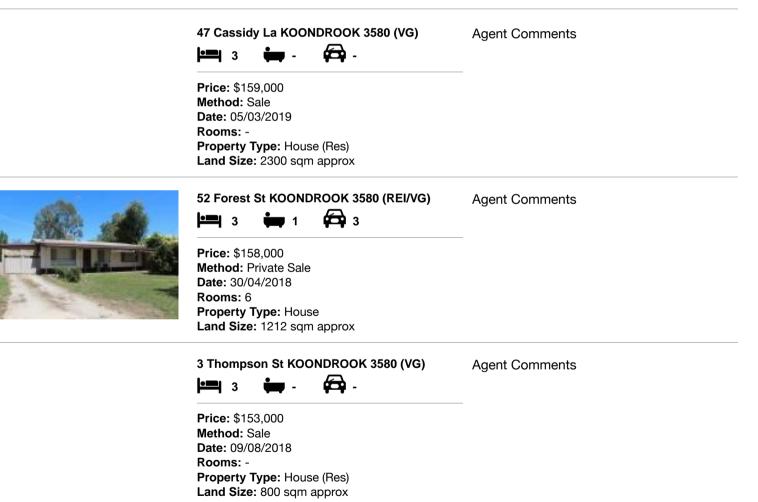
### 43 Penglase Street, Koondrook Vic 3580





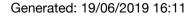
Rooms: Property Type: House Agent Comments Indicative Selling Price \$189,000 Median House Price \* 19/03/2019 - 19/06/2019: \$269,000 \* Agent calculated median based on 3 sales

## **Comparable Properties**



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propertydata



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