

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Walker Street, Koo Wee Rup Vic 3981

Indicative selling price

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

Single price

\$599,500

Median sale price

Median price

\$695,000

Property Type

House

Suburb

Koo Wee Rup

Period - From

01/07/2023

to

30/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	18 Sybella Av KOO WEE RUP 3981	\$506,000	22/08/2024
2	28 Sybella Av KOO WEE RUP 3981	\$600,000	10/07/2024
3	11 Emerald Cr KOO WEE RUP 3981	\$645,000	26/06/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/08/2024 13:25



Property Type:
Agent Comments

Indicative Selling Price
\$599,500
Median House Price
Year ending June 2024: \$695,000

Comparable Properties



18 Sybella Av KOO WEE RUP 3981 (REI)

Agent Comments



Price: \$506,000
Method: Private Sale
Date: 22/08/2024
Property Type: House



28 Sybella Av KOO WEE RUP 3981 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 10/07/2024
Property Type: House
Land Size: 674 sqm approx



11 Emerald Cr KOO WEE RUP 3981 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 26/06/2024
Property Type: House
Land Size: 684 sqm approx

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