

## 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 Ruby Avenue Koo Wee Rup VIC 3981

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 6 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

5 Paddy Court Koo Wee Rup VIC 3981	\$550,000	12-Mar-20
20 Bailey Boulevard Koo Wee Rup VIC 3981	\$547,500	20-Jun-20
26 Milla Way Koo Wee Rup VIC 3981	\$540,000	26-Apr-20

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 6 months.~~

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**5 Paddy Court Koo Wee Rup VIC 3981**

Sold Price

**\$550,000**

Sold Date

**12-Mar-20**

3 2 2

Distance

**1.07km**



**20 Bailey Boulevard Koo Wee Rup VIC 3981**

Sold Price

**\$547,500**

Sold Date

**20-Jun-20**

3 2 2

Distance

**1.39km**



**26 Milla Way Koo Wee Rup VIC 3981**

Sold Price

**\$540,000**

Sold Date

**26-Apr-20**

3 2 2

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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