

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

3 Station Street, Koondrook Vic 3580

Indicative selling price

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

Single price

\$170,000

Median sale price

Median price

\$252,000

House

X

Unit

Suburb or locality

Koondrook

Period - From

01/10/2017

to

30/09/2018

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 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	11 Thompson St KOONDROOK 3580	\$175,000	24/11/2017
2	52 Forest St KOONDROOK 3580	\$158,000	30/04/2018
3	30 Penglase St KOONDROOK 3580	\$143,000	07/11/2017

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.

3 Station Street, Koondrook Vic 3580



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1100 sqm approx

Agent Comments

Indicative Selling Price

\$170,000

Median House Price

Year ending September 2018: \$252,000

Comparable Properties



11 Thompson St KOONDROOK 3580 (REI/VG) Agent Comments

3 1 2

Price: \$175,000

Method: Private Sale

Date: 24/11/2017

Rooms: 6

Property Type: House

Land Size: 1093 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



30 Penglase St KOONDROOK 3580 (REI/VG) Agent Comments

3 1 2

Price: \$143,000

Method: Private Sale

Date: 07/11/2017

Rooms: -

Property Type: House

Land Size: 956 sqm approx