



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**U2/38 Gardner Street,
KOO WEE RUP 3981**

Indicative selling price

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

Single price \$365,000

Median sale price

Not provided

Comparable property sales

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 the most comparable to the property for sale.

2/17 Salmon Street,
Koo Wee Rup 3981

Price \$386,000 Sold 03
October 2017

1/27 Henry Street,
Koo Wee Rup 3981

Price \$380,000 Sold 06
September 2017

4/137 Moody Street,
Koo Wee Rup 3981

Price \$358,000 Sold 18 June
2017

Additional Information

When this Statement of Information was prepared, publicly available information providing median sale prices of residential units in the suburb or locality in which the property offered for sale is situated, and our sales records (if any) did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from

Contact agents



Paul Lynch
Stockdale & Leggo

03 5997 1899
0488 333 002

paul.lynych@stockdaleleggo.com.au

**Stockdale
& Leggo**