

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 and
postcode

12 KEANE STREET KOROIT VIC 3282

Indicative selling price

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

Single Price

\$635,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Koroit

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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 18 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

11 CHANNING DRIVE KOROIT VIC 3282	\$650,000	26-Jul-22
29 CHANNING DRIVE KOROIT VIC 3282	\$620,000	24-May-22
16 HIGH STREET KOROIT VIC 3282	\$650,000	04-Nov-21

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 18 months.~~

This Statement of Information was prepared on: 29 September 2022

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11 CHANNING DRIVE KOROIT VIC 3282

Sold Price

\$650,000

Sold Date

26-Jul-22



3



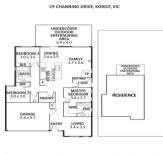
2



3

Distance

0.15km



29 CHANNING DRIVE KOROIT VIC 3282

Sold Price

\$620,000

Sold Date

24-May-22



3



2



2

Distance

0.15km



16 HIGH STREET KOROIT VIC 3282

Sold Price

\$650,000

Sold Date

04-Nov-21



3



2



2

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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