

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



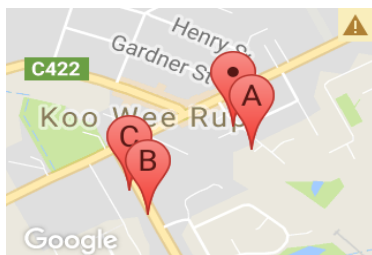
**6 ALEXANDRA AVENUE, KOO WEE RUP,**  **3**  **1**  **2**

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$380,000**

## MEDIAN SALE PRICE



**KOO WEE RUP, VIC, 3981**

Suburb Median Sale Price (House)

**\$460,000**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**2 EGAN CRT, KOO WEE RUP, VIC 3981**

 **3**  **1**  **1**

### Sale Price

**\*\$360,000**

Sale Date: 20/07/2017

Distance from Property: 100m



**24 SYBELLA AVE, KOO WEE RUP, VIC 3981**

 **3**  **1**  **1**

### Sale Price

**\$280,000**

Sale Date: 09/04/2017

Distance from Property: 417m



**12 SYBELLA AVE, KOO WEE RUP, VIC 3981**

 **2**  **1**  **1**

### Sale Price

**\*\$311,090**

Sale Date: 31/05/2017

Distance from Property: 405m



This report has been compiled on 27/07/2017 by One Agency Robert Mure. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

6 ALEXANDRA 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)

Single Price:

\$380,000

Median sale price

Median price

\$460,000

House

X

Unit


Suburb

KOO WEE RUP

Period

01 July 2016 to 30 June 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 EGAN CRT, KOO WEE RUP, VIC 3981	*\$360,000	20/07/2017
24 SYBELLA AVE, KOO WEE RUP, VIC 3981	\$280,000	09/04/2017
12 SYBELLA AVE, KOO WEE RUP, VIC 3981	*\$311,090	31/05/2017