

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 GARDNER STREET, KOO WEE RUP, VIC  3  1  1

Indicative Selling Price

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

Price Range: **\$399,000 to \$435,000**

MEDIAN SALE PRICE



KOO WEE RUP, VIC, 3981

Suburb Median Sale Price (House)

\$450,500

01 July 2017 to 31 December 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.



37 SYBELLA AVE, KOO WEE RUP, VIC 3981

 3  1  1

Sale Price

***\$425,000**

Sale Date: 08/03/2018

Distance from Property: 813m



8 HENRY ST, KOO WEE RUP, VIC 3981

 3  1  1

Sale Price

***\$400,000**

Sale Date: 19/01/2018

Distance from Property: 254m



8 SYBELLA AVE, KOO WEE RUP, VIC 3981

 2  1  2

Sale Price

\$427,100

Sale Date: 24/11/2017

Distance from Property: 544m



This report has been compiled on 15/03/2018 by One Agency Robert Mure. Property Data Solutions Pty Ltd 2018 - 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

44 GARDNER STREET, KOO WEE RUP, VIC 3981

Indicative selling price

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

Price Range:

\$399,000 to \$435,000

Median sale price

Median price

\$450,500

House

X

Unit


Suburb

KOO WEE RUP

Period

01 July 2017 to 31 December 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
37 SYBELLA AVE, KOO WEE RUP, VIC 3981	*\$425,000	08/03/2018
8 HENRY ST, KOO WEE RUP, VIC 3981	*\$400,000	19/01/2018
8 SYBELLA AVE, KOO WEE RUP, VIC 3981	\$427,100	24/11/2017