

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**74 DENHAMS ROAD, KOO WEE RUP, VIC**

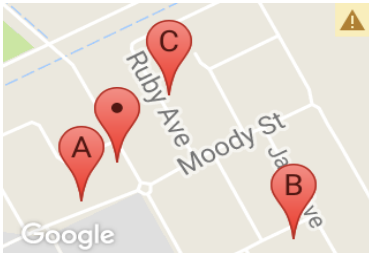
3 2 2

**Indicative Selling Price**

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

**Price Range: \$450,000 to \$480,000**

## MEDIAN SALE PRICE



**KOO WEE RUP, VIC, 3981**

Suburb Median Sale Price (House)

**\$464,000**

01 October 2017 to 31 March 2018

Provided by: pricefinder

## 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.



**103 MOODY ST, KOO WEE RUP, VIC 3981**

3 2 3

Sale Price

**\$510,000**

Sale Date: 09/02/2018

Distance from Property: 91m



**20 LAPIS ST, KOO WEE RUP, VIC 3981**

3 2 2

Sale Price

**\*\*\$490,000**

Sale Date: 18/01/2018

Distance from Property: 318m



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

4 2 2

Sale Price

**\*\$520,000**

Sale Date: 29/03/2018

Distance from Property: 147m



This report has been compiled on 17/04/2018 by One Agency Robert Mure. Property Data Solutions Pty Ltd 2018 - [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

74 DENHAMS ROAD, 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)

Price Range: \$450,000 to \$480,000

### Median sale price

Median price \$464,000

House

Unit

Suburb KOO WEE RUP

Period 01 October 2017 to 31 March 2018

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
103 MOODY ST, KOO WEE RUP, VIC 3981	\$510,000	09/02/2018
20 LAPIS ST, KOO WEE RUP, VIC 3981	**\$490,000	18/01/2018
12 RUBY AVE, KOO WEE RUP, VIC 3981	*\$520,000	29/03/2018