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

25 Kookaburra Grove Neerim South VIC 3831

Indicative selling price

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

Single Price\$210,000or range between&	Single Price	\$210,000			&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	ce \$413,000 Prop		erty type Other		Suburb	Neerim South	
Period-from	01 May 2019	to	30 Apr 2	2020	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
3 Kookaburra Grove Neerim South VIC 3831	\$195,000	22-Nov-19
10 Kookaburra Grove Neerim South VIC 3831	\$185,000	11-Oct-19
9 Kookaburra Grove Neerim South VIC 3831	\$193,000	19-Feb-20

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: 07 May 2020

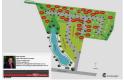


consumer.vic.gov.au





	3 Kookaburra Grove Neerim South VIC 3831			Sold Price	\$195,000	Sold Date	22-Nov-19
1	昌 -	- 🖳	⇔ -			Distance	0.18km



1	10 Kookaburra Grove Neerim South Sold Price VIC 3831				Sold Price	\$185,000	Sold Date	11-Oct-19
	眉 -	-	-				Distance	0.67km



9 Kook VIC 38	aburra (31	Grove Neerim South	Sold Price	\$193,000	Sold Date	19-Feb-20
₿-	-	Ģ -			Distance	0.67km

RS = Recent sale UN = Undisclosed Sale

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