

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 or
locality and postcode

33 Penglase Street, Koondrook Vic 3580

Indicative selling price

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

Single price

\$265,000

Median sale price*

Median price

\$242,500

House

X

Unit

Suburb or locality

Koondrook

Period - From

01/05/2019

to

05/08/2019

Source

propertydata

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

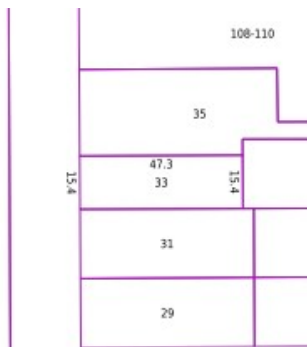
	Address of comparable property	Price	Date of sale
1	80 Grigg Rd KOONDROOK 3580	\$280,000	17/10/2018
2	67 Penglase St KOONDROOK 3580	\$275,000	16/05/2019
3	33 Penglase St KOONDROOK 3580	\$239,000	15/08/2018

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 eighteen months.~~

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

33 Penglase Street, Koondrook Vic 3580



2 - -

Rooms:
Property Type: House (Res)
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price

\$265,000

Median House Price *

01/05/2019 - 05/08/2019: \$242,500

* Agent calculated median based on 3 sales

Comparable Properties



80 Grigg Rd KOONDROOK 3580 (VG)

Agent Comments

3 - -

Price: \$280,000

Method: Sale

Date: 17/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 1217 sqm approx



67 Penglase St KOONDROOK 3580 (VG)

Agent Comments

3 - -

Price: \$275,000

Method: Sale

Date: 16/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 1751 sqm approx

33 Penglase St KOONDROOK 3580 (VG)

Agent Comments

2 - -

Price: \$239,000

Method: Sale

Date: 15/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 800 sqm approx