

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Heather Court Koo Wee Rup VIC 3981

Indicative selling price

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

Single Price

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Koo Wee Rup

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

39 Alexandra Avenue Koo Wee Rup VIC 3981	\$680,000	17-Mar-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 30 June 2021

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**39 Alexandra Avenue Koo Wee Rup VIC 3981**

Sold Price

\$680,000

Sold Date

17-Mar-21

3



2



2

Distance

0.29km**RS** = Recent sale**UN** = Undisclosed Sale

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