

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

63 Main Street, Koondrook Vic 3580

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$200,000

Property Type

House

Suburb

Koondrook

Period - From

16/09/2018

to

15/09/2019

Source

REIV

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
1	19 Penglase St KOONDROOK 3580	\$340,000	13/07/2018
2	26 Gunbower Pde KOONDROOK 3580	\$325,000	28/08/2018
3	21 Penglase St KOONDROOK 3580	\$300,000	03/09/2018

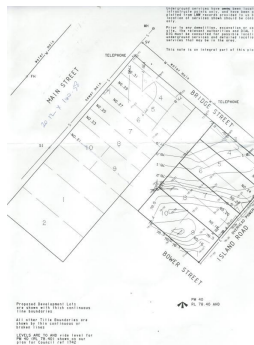
OR

~~**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 18 months.~~

This Statement of Information was prepared on:

16/09/2019 11:04

63 Main Street, Koondrook Vic 3580



Property Type: Land
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price

\$340,000

Median House Price

16/09/2018 - 15/09/2019: \$200,000

Comparable Properties



19 Penglase St KOONDROOK 3580 (VG)

Agent Comments



Price: \$340,000
Method: Sale
Date: 13/07/2018
Property Type: House (Res)
Land Size: 1012 sqm approx



26 Gunbower Pde KOONDROOK 3580 (REI/VG)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 28/08/2018
Rooms: 6
Property Type: House
Land Size: 900 sqm approx



21 Penglase St KOONDROOK 3580 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 03/09/2018
Property Type: House (Res)
Land Size: 1011 sqm approx

Account - Golden Rivers Real Estate Pty Ltd | P: 03 54532999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.