

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

11 EMERALD CRESCENT 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 May 2023

to

30 Apr 2024

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

14 MILLA WAY KOO WEE RUP VIC 3981	\$670,000	23-Jan-24
5 JADE AVENUE KOO WEE RUP VIC 3981	\$670,000	25-Mar-24
49 SYBELLA AVENUE KOO WEE RUP VIC 3981	\$690,000	01-Dec-23

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.~~

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AREASPECIALIST

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14 MILLA WAY KOO WEE RUP VIC 3981

Sold Price

\$670,000

Sold Date

23-Jan-24

3

2

2

Distance

0.24km



5 JADE AVENUE KOO WEE RUP VIC 3981

Sold Price

Sold Date

25-Mar-24

3

2

2

Distance

0.21km



49 SYBELLA AVENUE KOO WEE RUP VIC 3981

Sold Price

\$690,000

Sold Date

01-Dec-23

3

2

2

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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