

## 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

76 Main Street, Koondrook Vic 3580

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$410,000

#### Median sale price\*

Median price

\$269,000

House

X

Unit

Suburb or locality

Koondrook

Period - From

01/02/2019

to

22/05/2019

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	20 Gunbower Pde KOONDROOK 3580	\$430,000	15/08/2018
2	2 Buzza St KOONDROOK 3580	\$390,000	06/06/2018
3	3 Debra Ct KOONDROOK 3580	\$380,000	12/12/2017

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.

76 Main Street, Koondrook Vic 3580



 3    2    1

**Rooms:**  
**Property Type:** House  
**Land Size:** 1000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$410,000

**Median House Price \***

01/02/2019 - 22/05/2019: \$269,000

\* Agent calculated median based on 3 sales

## Comparable Properties

**20 Gunbower Pde KOONDROOK 3580 (VG)**

**Agent Comments**

 4    -    -

**Price:** \$430,000  
**Method:** Sale  
**Date:** 15/08/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 2000 sqm approx

**2 Buzza St KOONDROOK 3580 (VG)**

**Agent Comments**

 4    -    -

**Price:** \$390,000  
**Method:** Sale  
**Date:** 06/06/2018  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1321 sqm approx



**3 Debra Ct KOONDROOK 3580 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$380,000  
**Method:** Sale  
**Date:** 12/12/2017  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1200 sqm approx