

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 MILLA WAY, KOO WEE RUP, VIC 3981

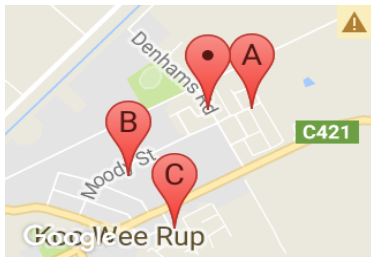
3 2 2

Indicative Selling Price

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

Single Price: **\$489,000**

MEDIAN SALE PRICE



KOO WEE RUP, VIC, 3981

Suburb Median Sale Price (House)

\$450,000

01 January 2017 to 31 December 2017

Provided by:

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



134 MOODY ST, KOO WEE RUP, VIC 3981

3 2 2

Sale Price

Price Withheld

Sale Date: 08/12/2017

Distance from Property: 285m



7 MAUGHAN RD, KOO WEE RUP, VIC 3981

3 2 3

Sale Price

***\$465,000**

Sale Date: 01/11/2017

Distance from Property: 701m



11 JOHN ST, KOO WEE RUP, VIC 3981

3 2 2

Sale Price

\$462,000

Sale Date: 13/08/2017

Distance from Property: 873m



This report has been compiled on 10/01/2018 by One Agency Robert Mure. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 MILLA WAY, KOO WEE RUP, VIC 3981

Indicative selling price

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

Single Price:

\$489,000

Median sale price

Median price

\$450,000

House

Unit

Suburb

KOO WEE RUP

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
134 MOODY ST, KOO WEE RUP, VIC 3981	Price Withheld	08/12/2017
7 MAUGHAN RD, KOO WEE RUP, VIC 3981	*\$465,000	01/11/2017
11 JOHN ST, KOO WEE RUP, VIC 3981	\$462,000	13/08/2017