

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**73 DENHAMS ROAD, KOO WEE RUP, VIC**

4 2 2

Indicative Selling Price

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

Price Range: **\$540,000 to \$560,000**

## MEDIAN SALE PRICE



**KOO WEE RUP, VIC, 3981**

Suburb Median Sale Price (House)

**\$450,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## 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.



**20 LAPIS ST, KOO WEE RUP, VIC 3981**

3 2 2

Sale Price

**Price Withheld**

Sale Date: 18/01/2018

Distance from Property: 342m



**134 MOODY ST, KOO WEE RUP, VIC 3981**

3 2 2

Sale Price

**Price Withheld**

Sale Date: 08/12/2017

Distance from Property: 251m



**17 JADE AVE, KOO WEE RUP, VIC 3981**

4 2 3

Sale Price

**\*\$564,199**

Sale Date: 24/11/2017

Distance from Property: 363m



This report has been compiled on 06/02/2018 by One Agency Robert Mure. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

73 DENHAMS ROAD, KOO WEE RUP, VIC 3981

### Indicative selling price

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

Price Range: \$540,000 to \$560,000

### 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
20 LAPIS ST, KOO WEE RUP, VIC 3981	Price Withheld	18/01/2018
134 MOODY ST, KOO WEE RUP, VIC 3981	Price Withheld	08/12/2017
17 JADE AVE, KOO WEE RUP, VIC 3981	*\$564,199	24/11/2017