

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

6 EGAN COURT 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,999

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Jun 2022

to

31 May 2023

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

24 LAPIS STREET KOO WEE RUP VIC 3981	\$635,000	14-Feb-23
2 JOHN STREET KOO WEE RUP VIC 3981	\$605,000	31-Oct-22
14 WILLIAM STREET KOO WEE RUP VIC 3981	\$590,000	19-Jan-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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24 LAPIS STREET KOO WEE RUP VIC 3981

3 2 2

Sold Price

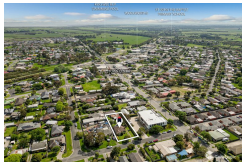
\$635,000

Sold Date

14-Feb-23

Distance

1.1km



2 JOHN STREET KOO WEE RUP VIC 3981

3 1 2

Sold Price

\$605,000

Sold Date

31-Oct-22

Distance

0.22km



14 WILLIAM STREET KOO WEE RUP VIC 3981

3 1 2

Sold Price

\$590,000

Sold Date

19-Jan-23

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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