

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

1/3 BOORMANI 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Koo Wee Rup

Period-from

01 Apr 2022

to

31 Mar 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

3/7 SYBELLA AVENUE KOO WEE RUP VIC 3981	\$430,000	22-Feb-23
5/154 STATION STREET KOO WEE RUP VIC 3981	\$457,500	24-Mar-22
3/14 GARDNER STREET KOO WEE RUP VIC 3981	\$470,000	17-Feb-22

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.~~

This Statement of Information was prepared on: 12 April 2023



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3/7 SYBELLA AVENUE KOO WEE RUP VIC 3981

2 1 1

Sold Price

^{RS} **\$430,000** Sold Date **22-Feb-23**

Distance **0.69km**



5/154 STATION STREET KOO WEE RUP VIC 3981

2 1 1

Sold Price

\$457,500 Sold Date **24-Mar-22**

Distance **0.37km**



3/14 GARDNER STREET KOO WEE RUP VIC 3981

2 1 1

Sold Price

\$470,000 Sold Date **17-Feb-22**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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