

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

9 NUNN STREET 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Mar 2024

to

28 Feb 2025

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

6 VIRGONA WAY KOO WEE RUP VIC 3981	\$735,000	28-Feb-25
8 SHELTON PARK DRIVE KOO WEE RUP VIC 3981	\$750,000	27-Apr-24
41 CATANI AVENUE KOO WEE RUP VIC 3981	\$775,000	02-Oct-24

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: 13 March 2025

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**6 VIRGONA WAY KOO WEE RUP
VIC 3981**

 4  2  2

Sold Price

^{RS} **\$735,000**

Sold Date

28-Feb-25

Distance

0.11km



**8 SHELTON PARK DRIVE KOO WEE
RUP VIC 3981**

 4  2  2

Sold Price

\$750,000

Sold Date

27-Apr-24

Distance

0.14km



**41 CATANI AVENUE KOO WEE RUP
VIC 3981**

 3  2  3

Sold Price

\$775,000

Sold Date

02-Oct-24

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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