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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

33 Henry Street, Koo Wee Rup VIC 3981
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### Indicative selling price

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

range between

\$360,000	&	\$396,000
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### Median sale price

Median price

\$445,000	House	<input checked="" type="checkbox"/>	Suburb	KOO WEE RUP
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Period - From

January 2017	to	June 2017	Source	Pricefinder.com.au
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### 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
1. 43A Henry Street, Koo Wee Rup	\$360,000	27/02/2017
2. 2 Egan Court, Koo Wee Rup	\$360,000	20/07/2017
3. 208 Station Street, Koo Wee Rup	\$390,000	21/03/2017

Property data source: Propertyfinder.com.au. Generated on 3 August 2017.

## Additional information about comparable sales.



2 EGAN CRT, KOO WEE RUP, VIC 3981

 3  1  1

Sale Price

**\*\$360,000**

Sale Date: 20/07/2017

Distance from Property: 490m



208 STATION ST, KOO WEE RUP, VIC 3981

 3  2  2

Sale Price

**\$390,000**

Sale Date: 21/03/2017

Distance from Property: 739m



43 HENRY ST, KOO WEE RUP, VIC 3981

 3  1  3

Sale Price

**\$360,000**

Sale Date: 27/02/2017

Distance from Property: 92m

