

STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

31 Alexandra Avenue, Koo Wee Rup, VIC 3981

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$300,000 & \$330,000

MEDIAN SALE PRICE

Median price \$334,950 | House | Koo Wee Rup (3981)

Period - From 1 July 2018 to 30 June 2019 | Source - CoreLogic

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
6 FOX ROAD, KOO WEE RUP VIC 3981	\$305,000	21/01/2019
3 DRAGONFLY CIRCUIT, KOO WEE RUP VIC 3981	\$315,000	20/03/2019
17 DRAGONFLY CIRCUIT, KOO WEE RUP VIC 3981	\$300,000	02/04/2019