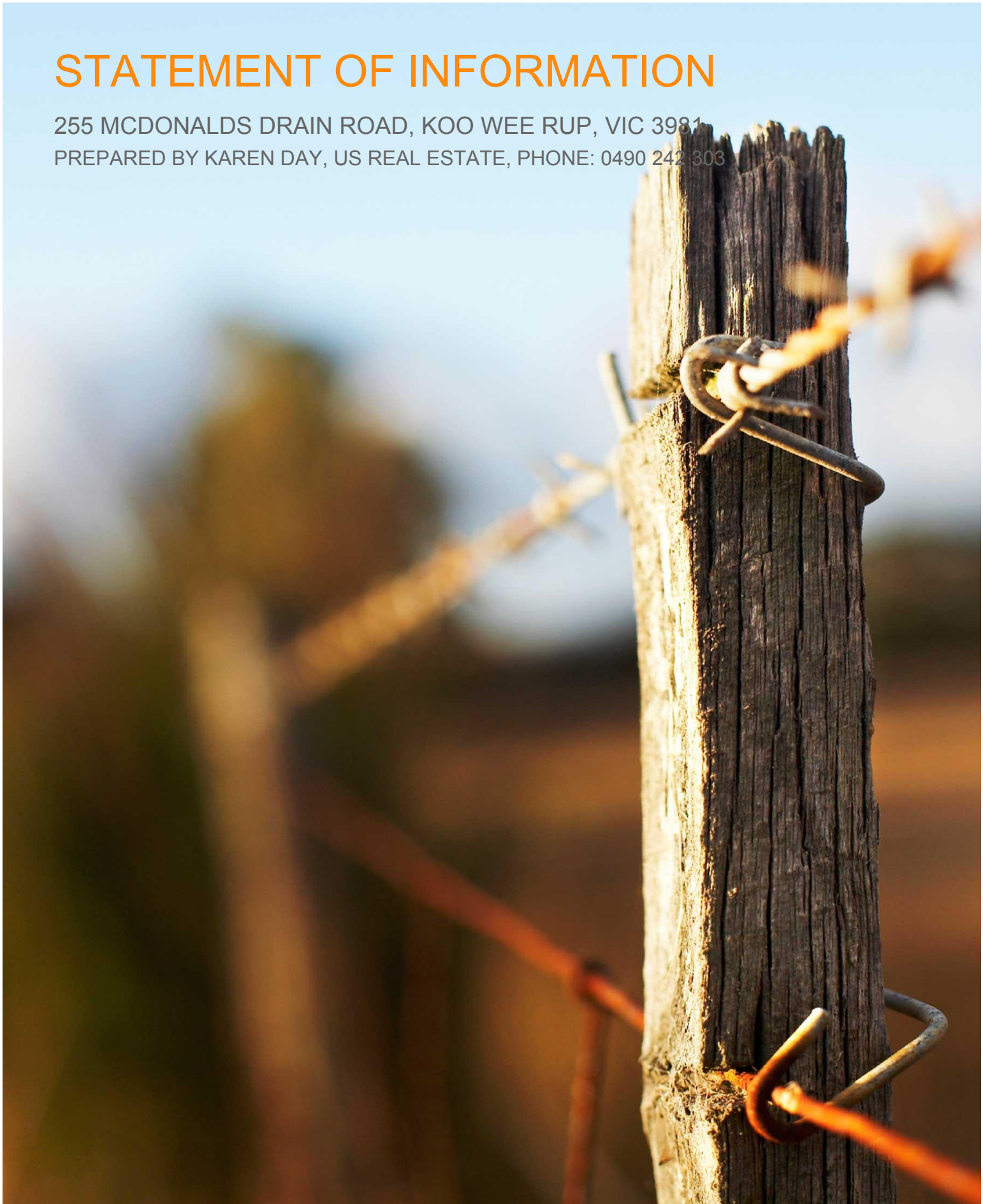


STATEMENT OF INFORMATION

255 MCDONALDS DRAIN ROAD, KOO WEE RUP, VIC 3981
PREPARED BY KAREN DAY, US REAL ESTATE, PHONE: 0490 242 303



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



255 MCDONALDS DRAIN ROAD, KOO

 4  2  -

Indicative Selling Price

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

Price Range: \$1,300,000 to

Provided by: Karen Day, Us Real Estate

MEDIAN SALE PRICE



KOO WEE RUP, VIC, 3981

Suburb Median Sale Price (House)

\$650,000

01 January 2023 to 31 December 2023

Provided by: 

COMPARABLE PROPERTIES

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 six months.



19 BOUNDARY DRAIN RD, KOO WEE RUP,

 4  3  14

Sale Price

\$1,420,000

Sale Date: 19/04/2023

Distance from Property: 2.3km



220 MAIN DRAIN RD, KOO WEE RUP, VIC

 4  3  2

Sale Price

\$1,770,000

Sale Date: 04/02/2023

Distance from Property: 666m



This report has been compiled on 15/01/2024 by Us Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

255 MCDONALDS DRAIN ROAD, KOO WEE RUP, VIC 3981

Indicative selling price

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

Price Range:

\$1,300,000 to \$1,400,000

Median sale price

Median price

\$650,000

Property type

House

Suburb

KOO WEE RUP

Period

01 January 2023 to 31 December 2023

Source

pricfinder

Comparable property sales

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 six months.

Address of comparable

Price

Date of sale

19 BOUNDARY DRAIN RD, KOO WEE RUP, VIC 3981	\$1,420,000	19/04/2023
220 MAIN DRAIN RD, KOO WEE RUP, VIC 3981	\$1,770,000	04/02/2023

This Statement of Information was prepared

15/01/2024