Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	63 PENGLASE STREET KOONDROOK VIC 3580

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$395,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	House	Suburb	Koondrook
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 five kilometres of the property for sale in the last 18 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
50 MURRAY STREET BARHAM NSW 2732	$360,000	24-Jan-25
27 CHESTER STREET BARHAM NSW 2732	$400,000	21-Oct-24
74 GRIGG ROAD KOONDROOK VIC 3580	$360,000	12-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 March 2025

Nutrien Harcourts

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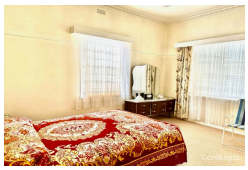

50 MURRAY STREET BARHAM NSW 2732

3 1 2

Sold Price RS **$360,000** UN

Sold Date **24-Jan-25**

Distance **0.81km**



27 CHESTER STREET BARHAM NSW 2732

4 2 1

Sold Price **$400,000**

Sold Date **21-Oct-24**

Distance **1.15km**



74 GRIGG ROAD KOONDROOK VIC 3580

2 1 4

Sold Price **$360,000**

Sold Date **12-Sep-24**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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