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	3/321 Rossiter Road 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	$399,000	&	$438,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$376,250	Property type	Unit	Suburb	Koo Wee Rup
Period-from	01 Mar 2020	to	28 Feb 2021	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
3/35B Moody Street Koo Wee Rup VIC 3981	$415,000	10-Dec-20
1/38 Gardner Street Koo Wee Rup VIC 3981	$430,000	16-Mar-21

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.

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3/35B Moody Street Koo Wee Rup VIC 3981

3 2 2

Sold Price **$415,000** Sold Date **10-Dec-20**

Distance **0.42km**



1/38 Gardner Street Koo Wee Rup VIC 3981

3 2 1

Sold Price RS **$430,000** Sold Date **16-Mar-21**

Distance **0.45km**

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

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