

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

105 DALEYS 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

\$2,100,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 May 2023

to

30 Apr 2024

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

275 DICKIE ROAD OFFICER VIC 3809	\$2,309,999	06-Oct-23
1-7 BEACONSFIELD-EMERALD ROAD BEACONSFIELD UPPER VIC 3808	\$2,350,000	04-Mar-24
330 BESSIE CREEK ROAD NAR NAR GOON NORTH VIC 3812	\$2,100,000	12-Apr-23

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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OBrien Real Estate

Charles Raj

P 0359950500

M 0421476789

E charles.raj@obrienrealestate.com.au



275 DICKIE ROAD OFFICER VIC 3809

6 4 2

Sold Price **\$2,309,999** Sold Date **06-Oct-23**

Distance **18.68km**



1-7 BEACONSFIELD-EMERALD ROAD BEACONSFIELD UPPER VIC 3808

5 2 5

Sold Price ^{RS} **\$2,350,000** Sold Date **04-Mar-24**

Distance **20.89km**



330 BESSIE CREEK ROAD NAR NAR GOON NORTH VIC 3812

6 4 4

Sold Price **\$2,100,000** Sold Date **12-Apr-23**

Distance **15.79km**

RS = Recent sale

UN = Undisclosed Sale

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