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 & \$2,300,0	Single Price	Price		\$2,100,000	&	\$2,300,000)
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$700,000	Prop	erty type	rpe House		Suburb	Koo Wee Rup
Period-from	01 May 2023	to	30 Apr 2	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.

This Statement of Information was prepared on: 07 May 2024





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275 DICKIE ROAD OFFICER VIC 3809

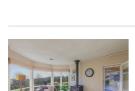
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Sold Price

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

Distance

18.68km



1-7 BEACONSFIELD-EMERALD ROAD BEACONSFIELD UPPER VIC

\$ 5

Sold Price

*\$2,350,000 Sold Date 04-Mar-24

Distance

20.89km



330 BESSIE CREEK ROAD NAR NAR GOON NORTH VIC 3812

₩ 4

₾ 2

Sold Price

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

Distance

15.79km

RS = Recent sale

UN = Undisclosed Sale

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