

## 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

11 EMERALD CRESCENT KOO WEE RUP VIC 3981

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$710,000

### 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

|  |           |           |
|--|-----------|-----------|
| 49 SYBELLA AVENUE KOO WEE RUP VIC 3981 | \$690,000 | 01-Dec-23 |
| 14 MILLA WAY KOO WEE RUP VIC 3981      | \$670,000 | 23-Jan-24 |
| 5 JADE AVENUE KOO WEE RUP VIC 3981     | \$670,000 | 25-Mar-24 |

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: 09 May 2024

# AREASPECIALIST

Stacey Woodfield

M 0403503524

E staceyw@areaspecialist.com.au



**49 SYBELLA AVENUE KOO WEE RUP VIC 3981**

 3  2  2

Sold Price

**\$690,000**

Sold Date

**01-Dec-23**

Distance

**1.69km**



**14 MILLA WAY KOO WEE RUP VIC 3981**

 3  2  2

Sold Price

**\$670,000**

Sold Date

**23-Jan-24**

Distance

**0.24km**



**5 JADE AVENUE KOO WEE RUP VIC 3981**

 3  2  2

Sold Price

Sold Date

**25-Mar-24**

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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