

## 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

2 MARSH WAY 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

\$745,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$686,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Apr 2023

to

31 Mar 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

Address of comparable property	Price	Date of sale
5 MILLA WAY KOO WEE RUP VIC 3981	\$770,000	14-Feb-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 April 2024



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

Sold Price

<sup>RS</sup>

**\$770,000**

Sold Date

**14-Feb-24**

 4

 2

 4

Distance

**1.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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