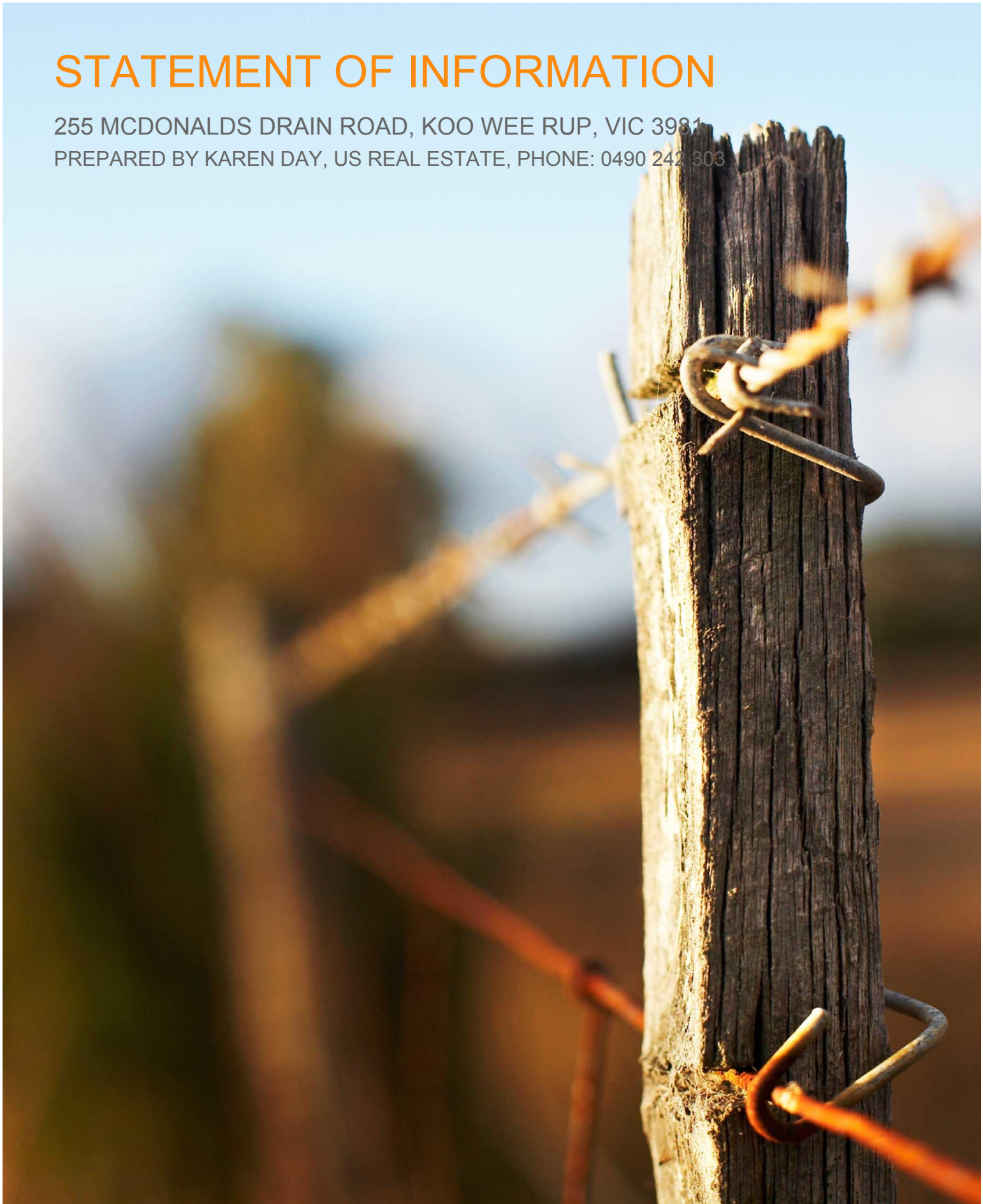


STATEMENT OF INFORMATION

255 MCDONALDS DRAIN ROAD, KOO WEE RUP, VIC 3981
PREPARED BY KAREN DAY, US REAL ESTATE, PHONE: 0490 242 303



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



255 MCDONALDS DRAIN ROAD, KOO WEE 4 2 -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$1,400,000 to \$1,540,000

Provided by: Karen Day, Us Real Estate

MEDIAN SALE PRICE



KOO WEE RUP, VIC, 3981

Suburb Median Sale Price (House)

\$647,500

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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 six months.



19 BOUNDARY DRAIN RD, KOO WEE RUP, VIC 4 3 14

Sale Price

\$1,420,000

Sale Date: 19/04/2023

Distance from Property: 2.3km



220 MAIN DRAIN RD, KOO WEE RUP, VIC 3981 4 3 2

Sale Price

\$1,770,000

Sale Date: 04/02/2023

Distance from Property: 670m

This report has been compiled on 25/10/2023 by Us Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: **255 MCDONALDS DRAIN ROAD, KOO WEE RUP, VIC 3981**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: **\$1,400,000 to \$1,540,000**

Median sale price

Median price: **\$647,500** Property type: **House** Suburb: **KOO WEE RUP**
Period: **01 October 2022 to 30 September 2023** Source: **pricefinder**

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
19 BOUNDARY DRAIN RD, KOO WEE RUP, VIC 3981	\$1,420,000	19/04/2023
220 MAIN DRAIN RD, KOO WEE RUP, VIC 3981	\$1,770,000	04/02/2023

This Statement of Information was prepared on: **25/10/2023**