

# 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 4 Barnes 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)

Range between \$\*570,000 & \$620,000

### Median sale price

Median price \$710,000 Property type House Suburb Koo Wee Rup

Period - From 19/4/2024 to 18/4/2024 Source realestate.com.au

### 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 six 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
1 – 10 Sybella Avenue, Koo Wee Rup	\$582,000	10/4/2024
2 – 29 Charles Street, Koo Wee Rup	\$600,000	30/3/2024
3 – 1A Charles Street, Koo Wee Rup	\$600,000	12/2/2024

This Statement of Information was prepared on: 8/5/2024