

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

65 DENHAMS ROAD KOO WEE RUP VIC 3981

Address  
Including suburb and postcode

### 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)

or range  
Single Price& between

	\$690,000	\$735,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$670,000	Property type	House	Suburb	Koo Wee Rup
Period-from	01 Nov 2022	to	31 Oct 2023	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
7 SILVER WAY KOO WEE RUP VIC 3981	\$720,000	10-Oct-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: 10 November 2023



7 SILVER WAY KOO WEE RUP VIC Sold Price <sup>RS</sup> \$720,000 <sup>UN</sup> Sold Date 10-Oct-23  
3981

3 2 3

Distance 0.29km

RS = Recent sale

UN = Undisclosed Sale

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