

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

12 Nunn St, Koo Wee Rup, VIC 3981

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Range between

\$285,000

&

295,000

Median sale price

Median price

\$543,000

3-4 BR
House

X

Suburb
or locality

Koo Wee Rup

Period - From

1/01/19

to

30/06/19

Source

Realestate.com.au

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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. 16 Charles Street, Koo Wee Rup, Vic 3981 | \$475,000 | 15/03/19 |
| 1. 5 Milla Way, Koo Wee Rup, Vic 3981 | \$585,000 | 05/02/19 |
| 1. 3840 South Gippsland Highway, Koo Wee Rup, Vic 3981 | \$590,000 | 14/01/19 |