

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

120 Grigg Road, Koondrook Vic 3580

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$325,000

### Median sale price

Median price \$400,000

Property Type House

Suburb Koondrook

Period - From 13/04/2023

to 12/04/2024

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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		
2		
3		

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

13/04/2024 11:37



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1012 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$325,000  
**Median House Price**  
13/04/2023 - 12/04/2024: \$400,000

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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