

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality
and postcode

72 Penglase St Koondrook Vic 3580

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$165,000

or range between

\$*

&

\$*

Median sale price

(*Delete house or unit as applicable)

Median price

\$276,000

*House

X

*Unit

Suburb or

locality

Koondrook

Period-From

1.1.19

to

1.10.19

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 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
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1. 2 Dalton St Koondrook	\$190,000	April 2019
2. 124 Grigg Rd Koondrook	\$155,000	March 2019
3. 20 Burnett St Koondrook	\$150,000	June 2019