

Gillies & Co Real Estate Pty Ltd

ABN: 85 613 103 263 Officer in Effective Control - Margaret Gillies

69 Wellington Street, Kerang, Vic, 3579

Property – The building blocks to your wealth and security

Phone: 03 5452 2766

Fax: 03 5452 2799

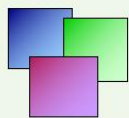
Mob: 0419 889 141

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STATEMENT OF INFORMATION

19 BURNETT STREET, KOONDROOK, VIC 3580

PREPARED BY LACHIE GILLIES, GILLIES & CO REAL ESTATE



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 BURNETT STREET, KOONDROOK, VIC

3

1

4

Indicative Selling Price

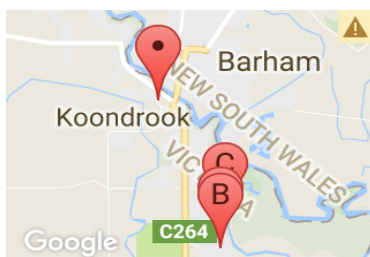
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$240,000 to \$260,000

Provided by: Lachie Gillies, M Gillies & Co Real Estate

MEDIAN SALE PRICE



KOONDROOK, VIC, 3580

Suburb Median Sale Price (House)

\$176,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



6 DEBRA CRT, KOONDROOK, VIC 3580

3

2

1

Sale Price

\$240,000

Sale Date: 16/01/2017

Distance from Property: 2.3km



7 BRIDGE ST, KOONDROOK, VIC 3580

3

2

5

Sale Price

\$320,000

Sale Date: 24/11/2016

Distance from Property: 2.3km



26 GUNBOWER PDE, KOONDROOK, VIC 3580

3

2

2

Sale Price

\$280,000

Sale Date: 04/11/2016

Distance from Property: 1.9km



This report has been compiled on 20/09/2017 by M Gillies & Co Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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 and
postcode

19 BURNETT STREET, KOONDROOK, VIC 3580

Indicative selling price

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

Price Range:

\$240,000 to \$260,000

Median sale price

Median price

\$176,000

House

X

Unit


Suburb

KOONDROOK

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
6 DEBRA CRT, KOONDROOK, VIC 3580	\$240,000	16/01/2017
7 BRIDGE ST, KOONDROOK, VIC 3580	\$320,000	24/11/2016
26 GUNBOWER PDE, KOONDROOK, VIC 3580	\$280,000	04/11/2016