



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**13 Wallaby Drive,
KOONWARRA 3954**

House



5 beds



2 baths



5 parking

Indicative selling price

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

**Range from \$795,000 -
\$825,000**

Median sale price

Median **House** for **KOONWARRA** for period **Sep 2016 - Sep 2017**
Sourced from **Price Finder**.

\$535,000

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 the most comparable to the property for sale.

130 Whittingham Way,
Koonwarra 3954

Price **\$71,000** Sold

2 Kangaroo rise,
Koonwarra 3954

Price **\$582,000** Sold 21 February 2017

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 18 months

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

Contact agents

 **Michael Hanily**
Stockdale & Leggo

03 5662 5800
0417 311 756

mhanily@stockdaleleggo.com.au

**Stockdale
& Leggo**

Stockdale & Leggo Leongatha

15 Bair Street,
Leongatha VIC 3953