
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

38 Crossley Crescent, Coolaroo 3048

Indicative selling price

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

Range between

\$600,000

 &

\$620,000

Median sale price

Median price

\$490,000

 House Suburb

Coolaroo

Period - From

APRIL 2018

 to

JUNE 2018

 Source

realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 - 81 Almurta Avenue, Coolaroo	\$599,000	28/03/18
2 - 17 Ventnor Crescent, Coolaroo	\$580,000	14/06/18
3 - 6 Edi Court, Coolaroo	\$555,000	05/04/18