

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Kiata Court, Coolaroo Vic 3048

Indicative selling price

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

Range between \$400,000

&

\$430,000

Median sale price

Median price \$520,000

Property Type House

Suburb Coolaroo

Period - From 16/09/2021

to

15/09/2022

Source REIV

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

A* 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	44 Longford Cr COOLAROO 3048	\$505,000	22/07/2022
2	4 Almurta Av COOLAROO 3048	\$490,000	14/07/2022
3	5a Lovat Ct COOLAROO 3048	\$465,000	27/04/2022

OR

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

This Statement of Information was prepared on:

16/09/2022 14:03



Rooms: 5

Property Type: House (Res)

Land Size: 625 sqm approx

Agent Comments

Comparable Properties



44 Longford Cr COOLAROO 3048 (REI)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 22/07/2022

Property Type: House



4 Almurta Av COOLAROO 3048 (REI)

Agent Comments



Price: \$490,000

Method: Auction Sale

Date: 14/07/2022

Property Type: House (Res)



5a Lovat Ct COOLAROO 3048 (REI)

Agent Comments



Price: \$465,000

Method: Sold Before Auction

Date: 27/04/2022

Property Type: House (Res)

Land Size: 347 sqm approx