

## 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

2/20 ZAKWELL COURT COOLAROO VIC 3048

### Indicative selling price

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

Single Price

\$1,250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Commercial

Suburb

Coolaroo

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### 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 6 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

120 MAFFRA STREET COOLAROO VIC 3048	\$2,000,000	08-Nov-22
2/81 COOPER STREET CAMPBELLFIELD VIC 3061	\$1,034,000	08-Aug-22
4/87 MEROLA WAY CAMPBELLFIELD VIC 3061	\$1,200,000	05-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 18 December 2023


**120 MAFFRA STREET COOLAROO  
VIC 3048**

Sold Price **\$2,000,000** Sold Date **08-Nov-22**
 -  -  14

Distance **1.46km**

**2/81 COOPER STREET  
CAMPBELLFIELD VIC 3061**

Sold Price **\$1,034,000** Sold Date **08-Aug-22**
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Distance **2.05km**

**4/87 MEROLA WAY  
CAMPBELLFIELD VIC 3061**

Sold Price **\$1,200,000** Sold Date **05-Aug-23**
 -  -  4

Distance **2.3km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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