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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

11 Longford Crescent Coolaroo VIC 3048

3 1 2

Indicative Selling Price

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

Range between \$500,000 & \$530,000

Median Sale Price

\$436,500 Houses in Coolaroo between Mar 2017 - Feb 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



11 Nareen Avenue Coolaroo VIC 3048

3 1 1

Sold Price **\$515,000** Sold Date **08-Jul-17**

Distance **0.51km**



13 Hilgay Street Coolaroo VIC 3048

3 1 2

Sold Price **\$500,000** Sold Date **12-Sep-17**

Distance **0.64km**



13 Crossley Crescent Coolaroo VIC 3048

4 1 1

Sold Price **\$517,000** Sold Date **30-Nov-17**

Distance **0.65km**

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