

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 4 Karnak Crescent, Coolaroo 3048

Indicative selling price

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

Single price \$479,000

Median sale price

)

Median price \$451,000

House ☒

Suburb Coolaroo

Period - From 27/03/17 to 26/03/2018

Source CoreLogic

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 – 6 Flynn Crescent, Coolaroo	\$451,000	06/12/17
2 – 16 Pearson Crescent, Coolaroo	\$480,000	01/11/07
3 – 30 Thorpdale Avenue, Coolaroo	\$470,000	10/10/17