

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

45 Longford Crescent, Coolaroo Vic 3048

Indicative selling price

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

Range between

\$530,000

&

\$583,000

Median sale price

Median price

\$512,000

Property Type

House

Suburb

Coolaroo

Period - From

23/03/2022

to

22/03/2023

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	21 Norval Cr COOLAROO 3048	\$575,000	17/12/2022
2	3 Erin Ct COOLAROO 3048	\$575,000	27/10/2022
3			

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:

23/03/2023 10:26

45 Longford Crescent, Coolaroo Vic 3048

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$530,000 - \$583,000

Median House Price

23/03/2022 - 22/03/2023: \$512,000



3 1 2

Rooms: 5

Property Type: House

Land Size: 666 sqm approx

Agent Comments

Comparable Properties



21 Norval Cr COOLAROO 3048 (REI)

Agent Comments

3 1 -

Price: \$575,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)

Land Size: 536 sqm approx



3 Erin Ct COOLAROO 3048 (REI)

Agent Comments

3 1 2

Price: \$575,000

Method: Private Sale

Date: 27/10/2022

Property Type: House

Land Size: 524 sqm approx

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.

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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