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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

28 Westmere Crescent Coolaroo VIC 3048

3 1 1

Indicative Selling Price

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

Range between \$530,000 & \$560,000

Median Sale Price

\$410,000 Houses in Coolaroo between Feb 2017 - Jan 2018

Source: CoreLogic

Comparable Property Sales

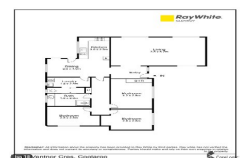
These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



12 Hilgay Street Coolaroo VIC 3048 Sold Price **\$560,000** Sold Date **04-Dec-17**
 3 1 2 Distance **0.27km**



117 Kyabram Street Coolaroo VIC 3048 Sold Price **\$522,000** Sold Date **11-Oct-17**
 3 1 - Distance **0.96km**



42 Ventnor Crescent Coolaroo VIC 3048 Sold Price **\$520,000** Sold Date **17-Feb-18**
 3 1 1 Distance **1.04km**

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