

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 3 Erin Court, Coolaroo 3048

Indicative selling price

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

Single price \$500,000

or range between \$

&

\$

Median sale price

Median price \$445,000

Property type House

Suburb Coolaroo

Period - From FEB 2020

to

MAY 2020

Source realestate.com.au

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 - 7 Guilford Avenue, Coolaroo	\$480,000	29/02/20
2 - 6 Yinnar Street, Dallas	\$495,000	29/02/20
3 - 2 Kaniva Street, Dallas	\$540,000	21/03/20

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: 25 May 2020