

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

6 Pella Court Coolaroo VIC 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

or range
between

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Coolaroo

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 6 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

6 Kalimna Crescent Coolaroo VIC 3048	\$500,000	08-Dec-21
498 Barry Road Coolaroo VIC 3048	\$490,000	03-Aug-21
458 Barry Road Coolaroo VIC 3048	\$500,000	16-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 02 February 2022

Tony Delinaoum

P (03) 9408 8522

M 0418 313 123

E tonyd@therealestatebusiness.com.au



6 Kalimna Crescent Coolaroo VIC 3048

Sold Price

\$500,000

Sold Date

08-Dec-21

3

1

2

Distance

0.61km



498 Barry Road Coolaroo VIC 3048

Sold Price

\$490,000

Sold Date

03-Aug-21

3

1

1

Distance

0.79km



458 Barry Road Coolaroo VIC 3048

Sold Price

\$500,000

Sold Date

16-Sep-21

3

1

3

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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