

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

52 Westmere Crescent 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Coolaroo

Period-from

01 Dec 2020

to

30 Nov 2021

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

3 Orville Street Coolaroo VIC 3048	\$575,000	11-Dec-21
49 Pearson Crescent Coolaroo VIC 3048	\$520,000	07-Dec-21
15 Westmere Crescent Coolaroo VIC 3048	\$519,000	06-Jul-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: 21 December 2021



3 Orville Street Coolaroo VIC 3048

Sold Price

^{RS} **\$575,000**

Sold Date

11-Dec-21

 4  1  3

Distance

0.14km



49 Pearson Crescent Coolaroo VIC 3048

Sold Price

^{RS} **\$520,000**

Sold Date

07-Dec-21

 3  1  2

Distance

0.59km



15 Westmere Crescent Coolaroo VIC 3048

Sold Price

\$519,000

Sold Date

06-Jul-21

 3  1  1

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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