

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 94 Longford Crescent, Coolaroo 3048

Indicative selling price

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

Single price \$505,000

Median sale price

Median price \$470,000 House ☒ Suburb Coolaroo
Period - From 19/06/17 to 18/06/18 Source CoreLogic

Comparable property sales

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 - 11 Longford Crescent, Coolaroo	\$500,000	18/05/18
2 – 9 Almurta Avenue, Coolaroo	\$475,000	26/06/18
3 - 42 Ventnor Crescent, Coolaroo	\$520,000	17/02/18