

STATEMENT OF INFORMATION

12 NORVAL CRESCENT, COOLAROO, VIC 3048

PREPARED BY BORAN REAL ESTATE, 239-241 HAMPSHIRE ROAD SUNSHINE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 NORVAL CRESCENT, COOLAROO, VIC  3  1  2

Indicative Selling Price

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

Price Range: **\$450,000 to \$480,000**

MEDIAN SALE PRICE



COOLAROO, VIC, 3048

Suburb Median Sale Price (House)

\$365,000

01 October 2016 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



21 NORVAL CRES, COOLAROO, VIC 3048

 3  1  3

Sale Price

***\$460,000**

Sale Date: 26/08/2017

Distance from Property: 106m



3 CHILDERS CRES, COOLAROO, VIC 3048

 3  1  -

Sale Price

***\$480,000**

Sale Date: 11/08/2017

Distance from Property: 478m



62 LONGFORD CRES, COOLAROO, VIC 3048

 3  1  1

Sale Price

\$410,000

Sale Date: 14/07/2017

Distance from Property: 324m



This report has been compiled on 23/10/2017 by Boran Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

12 NORVAL CRESCENT, COOLAROO, VIC 3048

Indicative selling price

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

Price Range:

\$450,000 to \$480,000

Median sale price

Median price

\$365,000

House

X

Unit

Suburb

COOLAROO

Period

01 October 2016 to 30 September 2017

Source



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
21 NORVAL CRES, COOLAROO, VIC 3048	*\$460,000	26/08/2017
3 CHILDERS CRES, COOLAROO, VIC 3048	*\$480,000	11/08/2017
62 LONGFORD CRES, COOLAROO, VIC 3048	\$410,000	14/07/2017