
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

21 Warne Street, Coolaroo 3048

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$475,000

House

X

Suburb

Coolaroo

Period - From

01/01/19

to

27/06/19

Source

REIV

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 – 15 Kyabram Street, Coolaroo	\$440,000	30/04/19
2 – 4 Warne Street, Coolaroo	\$412,000	25/05/19
3 – 3 Marcus Crescent, Coolaroo	\$480,000	12/03/19