

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

13 MARCUS 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

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Coolaroo

Period-from

01 Sep 2023

to

31 Aug 2024

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

8 FLYNN CRESCENT COOLAROO VIC 3048	\$571,000	09-May-24
49 KYABRAM STREET COOLAROO VIC 3048	\$560,000	07-Aug-24
458 BARRY ROAD COOLAROO VIC 3048	\$550,000	13-Sep-24

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.~~

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**8 FLYNN CRESCENT COOLAROO
VIC 3048**

3 1 2

Sold Price

\$571,000

Sold Date **09-May-24**

Distance **0.21km**



**49 KYABRAM STREET COOLAROO
VIC 3048**

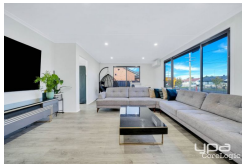
3 1 -

Sold Price

^{RS} **\$560,000**

Sold Date **07-Aug-24**

Distance **0.62km**



**458 BARRY ROAD COOLAROO VIC
3048**

3 1 2

Sold Price

^{RS} **\$550,000**

Sold Date **13-Sep-24**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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