

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

8 FLYNN 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Coolaroo

Period-from

01 Apr 2023

to

31 Mar 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

23 GUILDFORD AVENUE COOLAROO VIC 3048	\$551,000	17-Feb-24
133 KYABRAM STREET COOLAROO VIC 3048	\$540,000	08-Feb-24
20 CROSSLEY CRESCENT COOLAROO VIC 3048	\$535,000	07-Mar-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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**23 GUILDFORD AVENUE
COOLAROO VIC 3048**

3 1 2

Sold Price **\$551,000** Sold Date **17-Feb-24**

Distance **0.58km**



**133 KYABRAM STREET COOLAROO
VIC 3048**

3 1 -

Sold Price **\$540,000** Sold Date **08-Feb-24**

Distance **0.42km**



**20 CROSSLEY CRESCENT
COOLAROO VIC 3048**

3 1 1

Sold Price **\$535,000** Sold Date **07-Mar-24**

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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