

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 98 Longford Crescent, Coolaroo, VIC 3048

Indicative selling price

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

Price Range

\$490,000

&

\$539,000

Median sale price

Median price

\$531,000

Property Type

House

Suburb

Coolaroo (3048)

Period - From

01/03/2023

to

29/02/2024

Source

Corelogic

Comparable property sales

A

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 |
|--|-----------|--------------|
| 6 KARNAK CRESCENT, COOLAROO VIC 3048 | \$502,000 | 25/01/2024 |
| 11 BUSHFIELD CRESCENT, COOLAROO VIC 3048 | \$530,000 | 25/01/2024 |
| 42 ALMURTA AVENUE, COOLAROO VIC 3048 | \$525,000 | 09/02/2024 |

This Statement of Information was prepared on: 22/03/2024