

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

4 CROSSLEY 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

House

Suburb

Coolaroo

Period-from

01 Jul 2022

to

30 Jun 2023

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 HILGAY STREET COOLAROO VIC 3048	\$531,000	13-Apr-23
6 NAREEN AVENUE COOLAROO VIC 3048	\$560,000	27-May-23
16 DIGBY COURT COOLAROO VIC 3048	\$530,000	01-Jun-23

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 HILGAY STREET COOLAROO VIC 3048 Sold Price **\$531,000** Sold Date **13-Apr-23**

3 1 2

Distance **0.18km**



6 NAREEN AVENUE COOLAROO VIC 3048 Sold Price **\$560,000** Sold Date **27-May-23**

2 1 2

Distance **0.54km**



16 DIGBY COURT COOLAROO VIC 3048 Sold Price ^{RS} **\$530,000** Sold Date **01-Jun-23**

3 1 4

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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