
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

36 Westmere Crescent, Coolaroo

Indicative selling price

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

Single price

\$400,000

Median sale price

Median price

\$380,000

*House

X

Suburb

Coolaroo

Period - From

FEB 2017

to

MAY 2017

Source

REIV propertydata.com.au

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 - 526 Barry Road, Coolaroo	\$410,000	15/02/2017
2 - 19 Childers Court, Coolaroo	\$400,000	23/03/2017
3 - 5 Karnak Court, Coolaroo	\$374,000	25/01/2017