

## 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

3 Orville Street Coolaroo VIC 3048

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Coolaroo

Period-from

01 Nov 2020

to

31 Oct 2021

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

3 Dean Court Coolaroo VIC 3048	\$500,000	29-May-21
3 Genoa Court Coolaroo VIC 3048	\$530,000	23-Jun-21
38 Almurta Avenue Coolaroo VIC 3048	\$510,000	15-Jun-21

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.~~

This Statement of Information was prepared on: 17 November 2021



### 3 Dean Court Coolaroo VIC 3048

Sold Price

**\$500,000**

Sold Date

**29-May-21**

 3

 1

 -

Distance

**0.36km**

#### OUR PROPERTIES ARE AVAILABLE FOR PRIVATE INSPECTION

Contact your Stockdale & Leggo agent  
to arrange a suitable time.



Stockdale & Leggo *no one sees this property*

### 3 Genoa Court Coolaroo VIC 3048

Sold Price

**\$530,000**

Sold Date

**23-Jun-21**

 3

 1

 5

Distance

**0.39km**



### 38 Almurta Avenue Coolaroo VIC 3048

Sold Price

**\$510,000**

Sold Date

**15-Jun-21**

 3

 1

 1

Distance

**0.39km**

RS = Recent sale

UN = Undisclosed Sale

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