

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

4 Kiata Court, Coolaroo

Indicative selling price

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

Range between \$445,000 & \$520,000

Median sale price

Median price \$520,000 Property type House Suburb Coolaroo

Period - From June 2022 to Aug 2022 Source REIV

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 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 44 Longford Cr COOLAROO 3048	\$505,000	22/07/2022
2 4 Almurta Av COOLAROO 3048	\$490,000	14/07/2022
3 5a Lovat Ct COOLAROO 3048	\$465,000	27/04/2022

This Statement of Information was prepared on:

29.09.2022