

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 7 Guildford Avenue, 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 \$470,000 & \$490,000

Median sale price

Median price \$440,750 Property type House Suburb Coolaroo

Period - From Nov 2019 to Jan 2020 Source REA.Com

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. 7 Almurta Avenue, Coolaroo	\$ 542,000	16.01.2020
2. 39 Kyabram Street, Coolaroo	\$ 460,000	06.11.2019
3. 10 Orville Street, Coolaroo	\$ 520,000	13.11.2019

This Statement of Information was prepared on: 3rd February 2020