

## 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

47 BUSHFIELD CRESCENT COOLAROO VIC 3048

### Indicative selling price

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

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Coolaroo

Period-from

01 Sep 2022

to

31 Aug 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 DROUIN STREET DALLAS VIC 3047	\$465,000	15-Jul-23
7 HAMILTON STREET BROADMEADOWS VIC 3047	\$450,000	10-Jul-23
475 BARRY ROAD DALLAS VIC 3047	\$461,000	22-May-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.~~

This Statement of Information was prepared on: 21 September 2023

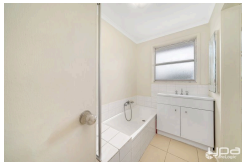


## 8 DROUIN STREET DALLAS VIC 3047

3 1 2

Sold Price **\$465,000** Sold Date **15-Jul-23**

Distance **1.01km**



## 7 HAMILTON STREET BROADMEADOWS VIC 3047

3 1 2

Sold Price **\$450,000** Sold Date **10-Jul-23**

Distance **1.76km**



## 475 BARRY ROAD DALLAS VIC 3047

3 1 1

Sold Price **\$461,000** Sold Date **22-May-23**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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