

## 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 6 Edi Court, Coolaroo 3048

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000

### Median sale price

Median price \$532,500

House ☒

Suburb Coolaroo

Period - From 31/7/17 to 31/1/18

Source RP Data

### 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 - 214 Railway Parade, Dallas	\$548,000	7/10/17
2 - 20 Paisley Street, Coolaroo	\$555,000	14/10/17
3 - 13 Crossley Crescent, Coolaroo	\$517,000	16/12/17