

STATEMENT OF INFORMATION

**Single residential property located
In the Melbourne metropolitan area.**

Property offered for sale Sections 47AF of the *Estate Agents Act 1980*

Address Including suburb and postcode	4 Erin Court, Coolaroo Vic 3048
Indicative selling price	

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

Single price	\$	or range between	\$340,000	&	\$370,000
--------------	----	------------------	-----------	---	-----------

Median sale price

(*Delete house or unit as applicable)

Median price	\$445,000	house		*unit	x	Suburb or locality	Coolaroo
Period - From	March 2018	to	March 2019	Source	APM		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 15 london rd, broadmeadows vic 3047	\$ 455,000.00	22/02/2019
2. 1/19 Coorong Rd, Meadow Heights vic 3048	\$378,000.00	14/2/2019
3. 3/85 Rockwood Crescent, Meadow Heights Vic 3048	\$352,000.00	01/12/2018

OR

B* **Either** 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 six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)