

## 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 12 Marcus Crescent, Coolaroo 3048

### Indicative selling price

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

Single price \$515,000

### Median sale price

Median price \$475,000 House ☒ Suburb Coolaroo  
Period - From 26/06/17 to 25/06/18 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 - 13 Marcus Crescent, Coolaroo	\$470,000	16/05/18
2 – 7 Almurta Avenue, Coolaroo	\$480,000	26/03/18
3 - 25 Karnak Crescent, Coolaroo	\$490,000	27/04/18