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	12 WESTMERE CRESCENT 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	$450,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	House	Suburb	Coolaroo
Period-from	01 Nov 2021	to	31 Oct 2022	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
4 KIATA COURT COOLAROO VIC 3048	$430,000	29-Sep-22
6 KIATA COURT COOLAROO VIC 3048	$410,000	17-Sep-22
44 LONGFORD CRESCENT COOLAROO VIC 3048	$505,000	06-Jul-22

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: 07 November 2022

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4 KIATA COURT COOLAROO VIC 3048

3 1 1

Sold Price RS $430,000 Sold Date 29-Sep-22

Distance 0.85km



6 KIATA COURT COOLAROO VIC 3048

3 1 2

Sold Price RS $410,000 Sold Date 17-Sep-22

Distance 0.86km



44 LONGFORD CRESCENT COOLAROO VIC 3048

3 1 1

Sold Price $505,000 Sold Date 06-Jul-22

Distance 0.8km

RS = Recent sale **UN** = Undisclosed Sale

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