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	85 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	$505,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$515,000	Property type	House	Suburb	Coolaroo
Period-from	01 Dec 2022	to	30 Nov 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
18 DIGBY COURT COOLAROO VIC 3048	$495,000	27-Oct-23
22 WESTMERE CRESCENT COOLAROO VIC 3048	$450,000	21-Sep-23
24 NORVAL CRESCENT COOLAROO VIC 3048	$400,000	22-Sep-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: 05 December 2023

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18 DIGBY COURT COOLAROO VIC 3048

3 1 -

Sold Price RS **$495,000** Sold Date **27-Oct-23**

Distance **0.04km**



22 WESTMERE CRESCENT COOLAROO VIC 3048

3 1 2

Sold Price RS **$450,000** UN Sold Date **21-Sep-23**

Distance **0.37km**



24 NORVAL CRESCENT COOLAROO VIC 3048

3 1 3

Sold Price **$400,000** Sold Date **22-Sep-23**

Distance **0.69km**

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

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