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	6 CHILDERS 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	$460,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	House	Suburb	Coolaroo
Period-from	01 Sep 2023	to	31 Aug 2024	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
105 KYABRAM STREET COOLAROO VIC 3048	$510,000	01-Jun-24

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: 13 September 2024

Brittany Hazelwood-smith
M 0414134595
E bhazelwoodsmith@barryplant.com.au



105 KYABRAM STREET
COOLAROO VIC 3048

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Sold Price	RS $510,000	Sold Date	01-Jun-24
		Distance	0.83km

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

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