

## 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

11 BUSHFIELD CRESCENT COOLAROO VIC 3048

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Coolaroo

Period-from

01 Nov 2022

to

31 Oct 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

4 CROSSLEY CRESCENT COOLAROO VIC 3048	\$535,000	19-Jul-23
47 BUSHFIELD CRESCENT COOLAROO VIC 3048	\$535,500	21-Oct-23
18 DIGBY COURT COOLAROO VIC 3048	\$495,000	27-Oct-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: 22 November 2023



Gladstone Park

M 9338 7111

E gladstonepark@ypa.com.au



**4 CROSSLEY CRESCENT  
COOLAROO VIC 3048**

3 1 1

Sold Price **\$535,000** Sold Date **19-Jul-23**

Distance **0.16km**



**47 BUSHFIELD CRESCENT  
COOLAROO VIC 3048**

3 1 4

Sold Price <sup>RS</sup> **\$535,500** Sold Date **21-Oct-23**

Distance **0.33km**



**18 DIGBY COURT COOLAROO VIC  
3048**

3 1 -

Sold Price <sup>RS</sup> **\$495,000** Sold Date **27-Oct-23**

Distance **0.46km**



**5 NAREEN AVENUE COOLAROO  
VIC 3048**

3 1 -

Sold Price **\$500,000** Sold Date **29-May-23**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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