

## 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

35 CHILDERS 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

\$520,000

&

\$540,000

### 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

45 LONGFORD CRESCENT COOLAROO VIC 3048	\$520,000	26-Apr-23
15 NAREEN AVENUE COOLAROO VIC 3048	\$500,000	16-May-23
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: 21 November 2023



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**45 LONGFORD CRESCENT  
COOLAROO VIC 3048**

3 1 7

Sold Price **\$520,000** Sold Date **26-Apr-23**

Distance **0.13km**



**15 NAREEN AVENUE COOLAROO  
VIC 3048**

3 1 2

Sold Price **\$500,000** Sold Date **16-May-23**

Distance **0.22km**



**44 LONGFORD CRESCENT  
COOLAROO VIC 3048**

3 1 2

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

Distance **0.08km**



**1 DIGBY COURT COOLAROO VIC  
3048**

4 1 1

Sold Price **\$535,000** Sold Date **02-May-23**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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