The Realest Estate.

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	7 Exford Street, Coolaroo Vic 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $500,000 & $550,000

Median sale price

Median price $490,000 House X ~~Unit~~ Suburb Coolaroo

Period - From 01/07/2017 to 30/06/2018 Source REIV

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 six 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
1	145 Riggall St BROADMEADOWS 3047	$590,000	25/05/2018
2	60 Russell St CAMPBELLFIELD 3061	$575,000	02/06/2018
3	42 Tatura Cr BROADMEADOWS 3047	$560,000	25/08/2018

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 six months.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

7 Exford Street, Coolaroo Vic 3048

The Realest Estate.



3 1 2

Rooms:
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median House Price
Year ending June 2018: $490,000

Comparable Properties



145 Riggall St BROADMEADOWS 3047 (REI/VG)

3 1 1

Price: $590,000
Method: Private Sale
Date: 25/05/2018
Rooms: 4
Property Type: House
Land Size: 577 sqm approx

Agent Comments

60 Russell St CAMPBELLFIELD 3061 (REI)

3 1 4

Price: $575,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 542 sqm approx

Agent Comments



42 Tatura Cr BROADMEADOWS 3047 (REI)

3 1 2

Price: $560,000
Method: Sold Before Auction
Date: 25/08/2018
Rooms: 4
Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments

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