



Statement of Information

Property offered for sale

6 Exford street, Coolaroo Vic 3048

Indicative selling price







\$400k-\$410k

Median Sale Price of Houses in Coolaroo between 25 January 2017 – 25 July 2017 (source: Pricerfinder)

\$353k

Comparable property sales

These are the 3 properties sold within 2 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

| Property Address | UBD Ref: Melbourne - | Distance from Property: | 3 | 1 | 2 |
|---|---|-------------------------|---|---|---|
|  12 GUILDFORD AVE, COOLAROO, VIC 3048 | 162 M7 | 710m | | | |
|  <p>Property Type: House Area: 564 m² Area \$/m²: \$684 RPD: 225//LP66683</p> <p>Features:</p> | Sale Price: \$386,000 (Normal Sale) Sale Date: 13/04/2017 Days to Sell: N/A Last Price: Chg %: First Price: Chg %: | | | | |
|  2 CROSSLEY CRES, COOLAROO, VIC 3048 | 162 M6 | 809m | | | |
|  <p>Property Type: House Area: 545 m² Area \$/m²: \$706 RPD: 312//LP66683</p> <p>Features:</p> | Sale Price: \$385,000 (Normal Sale) Sale Date: 13/04/2017 Days to Sell: N/A Last Price: Chg %: First Price: Chg %: | | | | |
|  19 CHILDERS CRES, COOLAROO, VIC 3048 | 162 J6 | 276m | | | |
|  <p>Property Type: House Area: 579 m² Area \$/m²: \$691 RPD: 580//LP87054</p> <p>Features:</p> | Sale Price: \$400,000 (Normal Sale) Sale Date: 18/03/2017 Days to Sell: 65 Days Last Price: Contact Agent Chg %: First Price: Vicinity \$470,000 (Under Chg %: -14.9%) | | | | |