



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 29 Westmere Crescent, COOLAROO 3048

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$400,000 - \$440,000**

### Median sale price

Median **House** for **COOLAROO** for period **Sep 2018 - Sep 2018**

Sourced from [realestate.com](http://realestate.com).

**\$477,500**

### Comparable property sales

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 the most comparable to the property for sale.

**38 Westmere Crescent,**  
Coolaroo 3048      Price **\$430,000** Sold 06  
August 2018

**462 Barry Road,**  
Coolaroo 3048      Price **\$450,000** Sold 15  
August 2018

**107 Kyabram Street,**  
Coolaroo 3048      Price **\$462,000** Sold 11  
August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com](http://realestate.com).

#### Raine & Horne Roxburgh Park

Shop 59, Somerton Road & David  
Monroe Drive,  
Roxburgh Park VIC 3064

#### Contact agents



**Mohammed Mahfouz**  
Raine and Horne

03 9308 8666  
0402 297595

[mohammed.mahfouz@roxburghpark.rh.com.au](mailto:mohammed.mahfouz@roxburghpark.rh.com.au)

**Raine&Horne.**