



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

20 Paisley Street,  
COOLAROO 3048

House



4 beds



1 baths



0 parking

### Indicative selling price

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

**Range from \$480,000 -  
\$520,000**

### Median sale price

Median **House** for **COOLAROO** for period **Jul 2017 - Sep 2017**  
Sourced from **REA**.

**\$370,000**

### 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.

**15 Childers Crescent,** Price **\$485,000** Sold 12 September 2017  
Coolaroo 3048

**11 Nareen Avenue,** Price **\$515,000** Sold 08 July 2017  
Coolaroo 3048

**7 Timor Court,** Price **\$496,000** Sold 17 May 2017  
Coolaroo 3048

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 REA.

### Contact agents

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