



3 2 5

Rooms:
Property Type: House
Land Size: 1011.23 sqm
Agent Comments

Indicative Selling Price
\$460,000 - \$506,000
Median House Price
March quarter 2017: \$532,533

Comparable Properties



17 Baker St COCKATOO 3781 (REI)

Agent Comments

3 2 2

Price: \$528,000
Method: Private Sale
Date: 12/04/2017
Rooms: 4
Property Type: House
Land Size: 1600 sqm



53 Pakenham Rd COCKATOO 3781 (REI)

Agent Comments

3 2 1

Price: \$480,000
Method: Private Sale
Date: 01/03/2017
Rooms: 6
Property Type: House
Land Size: 1908 sqm



8 Hazel St COCKATOO 3781 (REI/VG)

Agent Comments

3 1 3

Price: \$460,000
Method: Private Sale
Date: 23/12/2016
Rooms: 4
Property Type: House
Land Size: 1934 sqm

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

3 Joffre Parade, Cockatoo Vic 3781

Indicative selling price

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

Range between

\$460,000

&

\$506,000

Median sale price

Median price

\$532,533

House

X

Suburb

Cockatoo

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
17 Baker St COCKATOO 3781	\$528,000	12/04/2017
53 Pakenham Rd COCKATOO 3781	\$480,000	01/03/2017
8 Hazel St COCKATOO 3781	\$460,000	23/12/2016