

## 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

10 Allenby Avenue, Cockatoo Vic 3781

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

Range between \$470,000

&amp;

\$517,000

**Median sale price\***

Median price

House

Unit

Suburb

Period - From

to

Source

**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		
2		
3		

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 976 sqm approx  
**Agent Comments**

## Comparable Properties



**14 View Hill Rd COCKATOO 3781 (REI/VG)**

**Agent Comments**



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 21/11/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 2023 sqm approx



**3 Edmunds Rd COCKATOO 3781 (VG)**

**Agent Comments**



**Price:** \$480,000  
**Method:** Sale  
**Date:** 10/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1012 sqm approx

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.